

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Mary Jo Sewell  
Stanley Kerry Sewell  
201 Beaver Crest Cir.  
Pelham, AL 35124

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Twenty Two Thousand Five Hundred Dollars and No Cents (\$322,500.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

**Betty Carol Canan, a single woman, whose mailing address is:**

**201 Beaver Crest Circle, Pelham, AL 35124**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Mary Jo Sewell and Stanley Kerry Sewell, whose mailing address is:**

**192 Stonebridge Circle, Pelham, AL 35124**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 201 Beaver Crest Cir., Pelham, AL 35124 to-wit:

Lot 27, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Book 27, Page 91, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$256,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 18 day of November, 2021.

Betty Carol Canan by  
Neil Canan,  
her Attorney-in-Fact  
Betty Carol Canan by Neil Canan,  
her Attorney-in-Fact

State of Florida  
County of Lake

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Neil Canan, Attorney-in-Fact for Betty Carol Canan, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they, as such Attorney-in-Fact and with full authority, executed the same voluntarily and as the act of said Betty Carol Canan, on the day the same bears date.

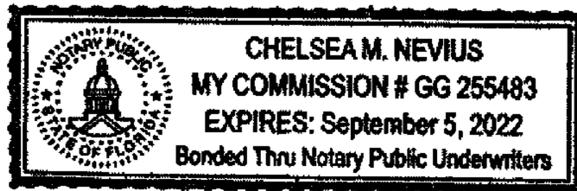
Given under my hand and official seal this the 18 day of November, 2021.

Chelsea M. Nevius  
Notary Public, State of Florida  
Chelsea M. Nevius

omr  
By Means of Physical Presence

omr Produced: Driver's License

Printed Name of Notary  
My Commission Expires: 09.05.2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2021 02:22:07 PM  
\$91.50 JOANN  
20211201000573910

Allie S. Bayl