

Taxed at 1/2 the tax assessed value \$ 104,600⁰⁰
Full value \$209,200
Send Tax Notice to:

20211210000586910
12/10/2021 11:14:10 AM
DEEDS 1/2

Consetta Denise Galloway
Ssergio Arnez Galloway
471 Heathersage Rd.
Maylene AL 35114

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Zero Dollars (\$0.00)**, the amount of which can be verified one half the tax assessed value between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Consetta D. Harris n/k/a Consetta Denise Galloway and Sergio Arnez Galloway, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 471 Heathersage Road Maylene, AL 35114 grant, bargain, sell and convey unto **Consetta Denise Galloway and Sergio Arnez Galloway** (herein referred to as grantees) whose mailing address is 471 Heathersage Rd, Maylene AL 35114 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address 471 Heathersage Rd., Maylene AL 35114 to wit:

Lot 28, according to the Survey of Lacey's Grove Phase I, as recorded in Map Book 35, Page 137, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$233,600.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 6th day of December, 2021

Consetta D. Harris n/k/a Consetta Denise Galloway
Consetta D. Harris n/k/a Consetta Denise Galloway

Sergio Arnez Galloway
Sergio Arnez Galloway

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that Consetta D. Harris n/k/a Consetta Denise Galloway and Sergio Arnez Galloway 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 6th day of Dec., 2021

My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

File No. ATB2897



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/10/2021 11:14:10 AM
\$27.00 KIMBERLY
20211210000586910

Allie S. Bayl