

Send tax notice to: James B. Lee, 907 Haddington Dale, Pelham, Al. 35124

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

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 twelve thousand and no/100 (\$312,000.00)Dollars 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,

Ladde L. Mayer and Doris J. Mayer as Trustees of the Ladde L. Mayer and Doris J. Mayer Living Trust, dated October 18, 2012 whose mailing address is:

907 Haddington Dale Pelham, AL 35124
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

James B. Lee and Doris Lee
whose mailing address is:
907 Haddington Dale, Pelham, Al. 35124

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in **Shelby** County, Alabama, the address of which is : 907 Haddington Dale, Pelham, Al. 35124 to-wit:

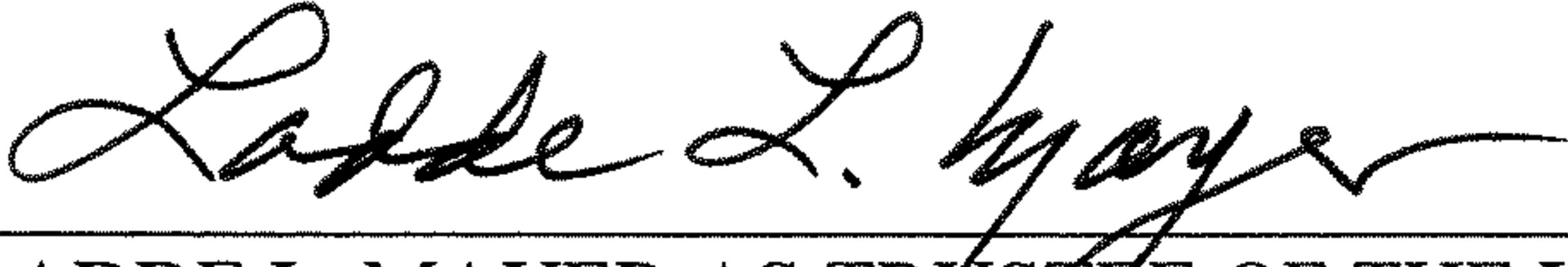
Lot 304, according to the Final Plat of Haddington Parc at Ballantrae Phase 1 as recorded in Map Book 32, Page 12 in the Probate Office of Shelby County, Alabama.

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

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 we have hereunto set our hands(s) and seal(s) this 21 day of October, 2021.

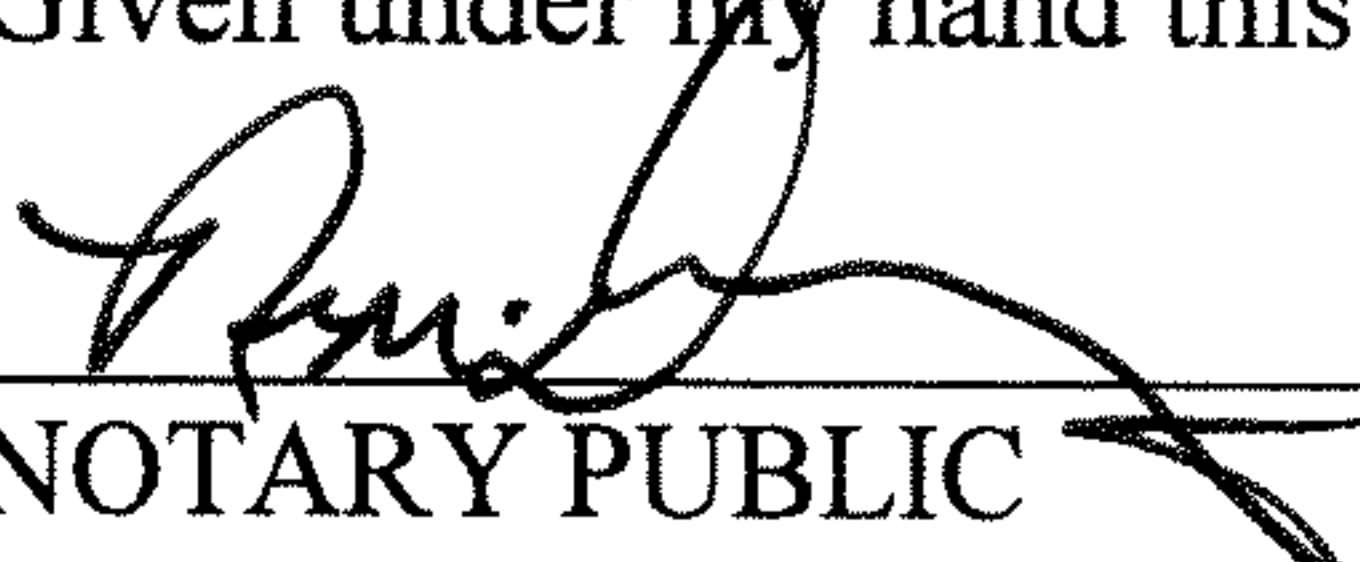
 (Seal)
LADDE L. MAYER AS TRUSTEE OF THE LADDE L. MAYER
& DORIS J. MAYER LIVING TRUST DATED OCTOBER 18,
2012

 (Seal)
DORIS J. MAYER AS TRUSTEE OF THE LADDE L. MAYER
& DORIS J. MAYER LIVING TRUST DATED OCTOBER 18,
2012

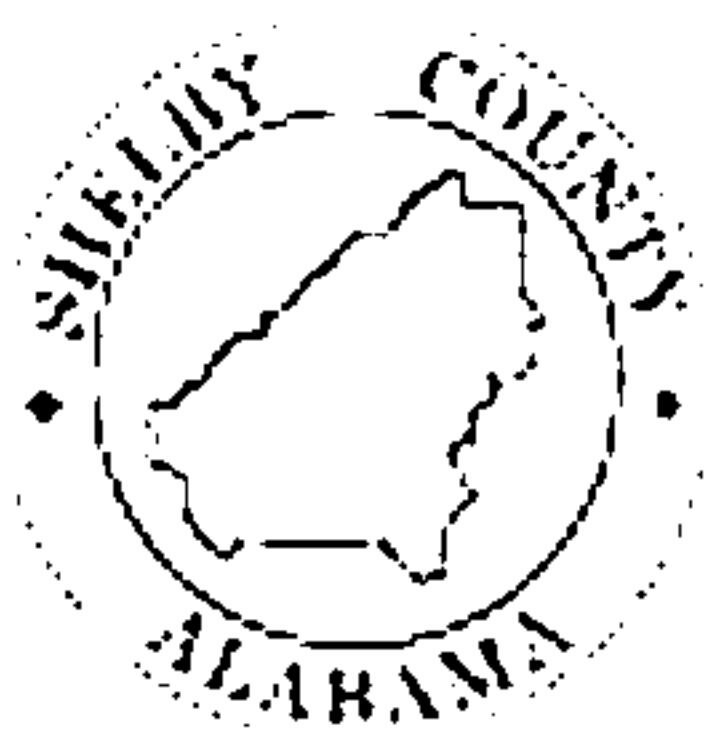
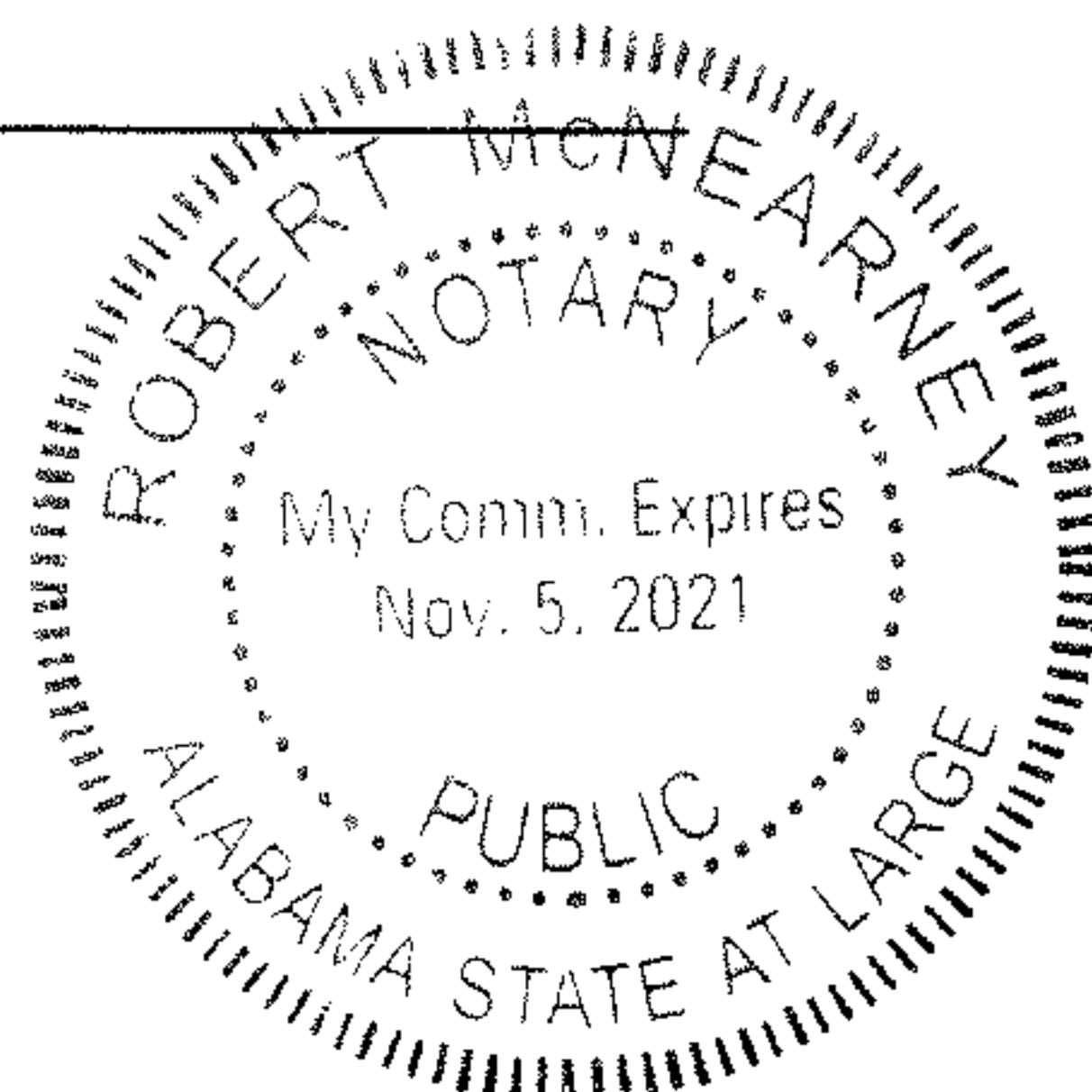
State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Ladde L. Mayer and Doris J. Mayer as Trustees of the Ladde L. Mayer & Doris J. Mayer Living Trust dated October 18, 2012, whose name is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me that being informed of the contents of the conveyance, she /he in his/ her/their capacity as Trustees of the Ladde L. Mayer & Doris J. Mayer Living Trust dated October 18, 2012 executed the same voluntarily on the day the same bears date.

Given under my hand this the 21 day of October 2021.


NOTARY PUBLIC

My commission expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 10:57:03 AM
\$337.00 CHERRY
20211215000593130

