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12/15/2021 01:32:03 PM
DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Investment Property Exchange
Services, Inc as Qualified
Intermediary under Exchange No.
Ex-04-59855-LT for Bernd Mathiske
and Christine Mathiske
473 River
Crest Drive N
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Five Thousand Dollars and No Cents (\$285,000.00)** 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

Julie M Lindsey, unmarried whose mailing address is:

637 Riverwoods Landing Helena, AL 35080

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

Investment Property Exchange Services, Inc as Qualified Intermediary under Exchange No. Ex-04-59855-LT for Bernd Mathiske and Christine Mathiske, whose mailing address is:

473 River Crest Drive N, Helena, AL 35080

(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: 473 River Crest Drive N, Helena, AL 35080 to-wit:

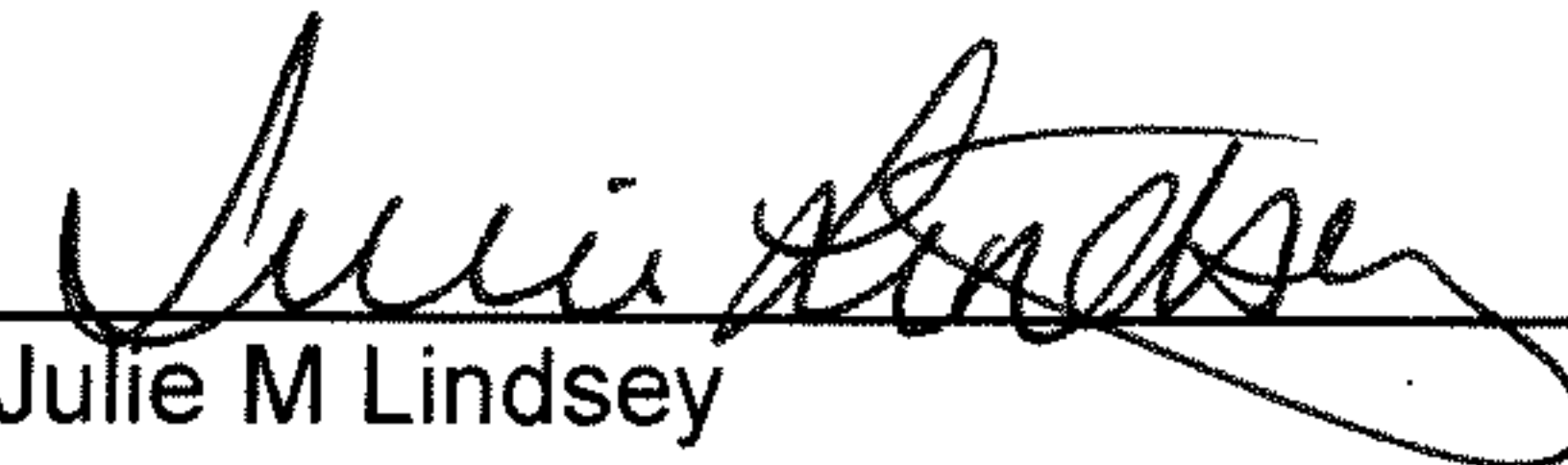
Lot 2116, according to the Survey of Old Cahaba V Sixth Addition, as recorded in Map Book 37, Page 62, in the Probate Office of Shelby County, Alabama.

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 I(we) have hereunto set my (our) hand(s) and seal(s), this 13 day of December, 2021.


Julie M Lindsey

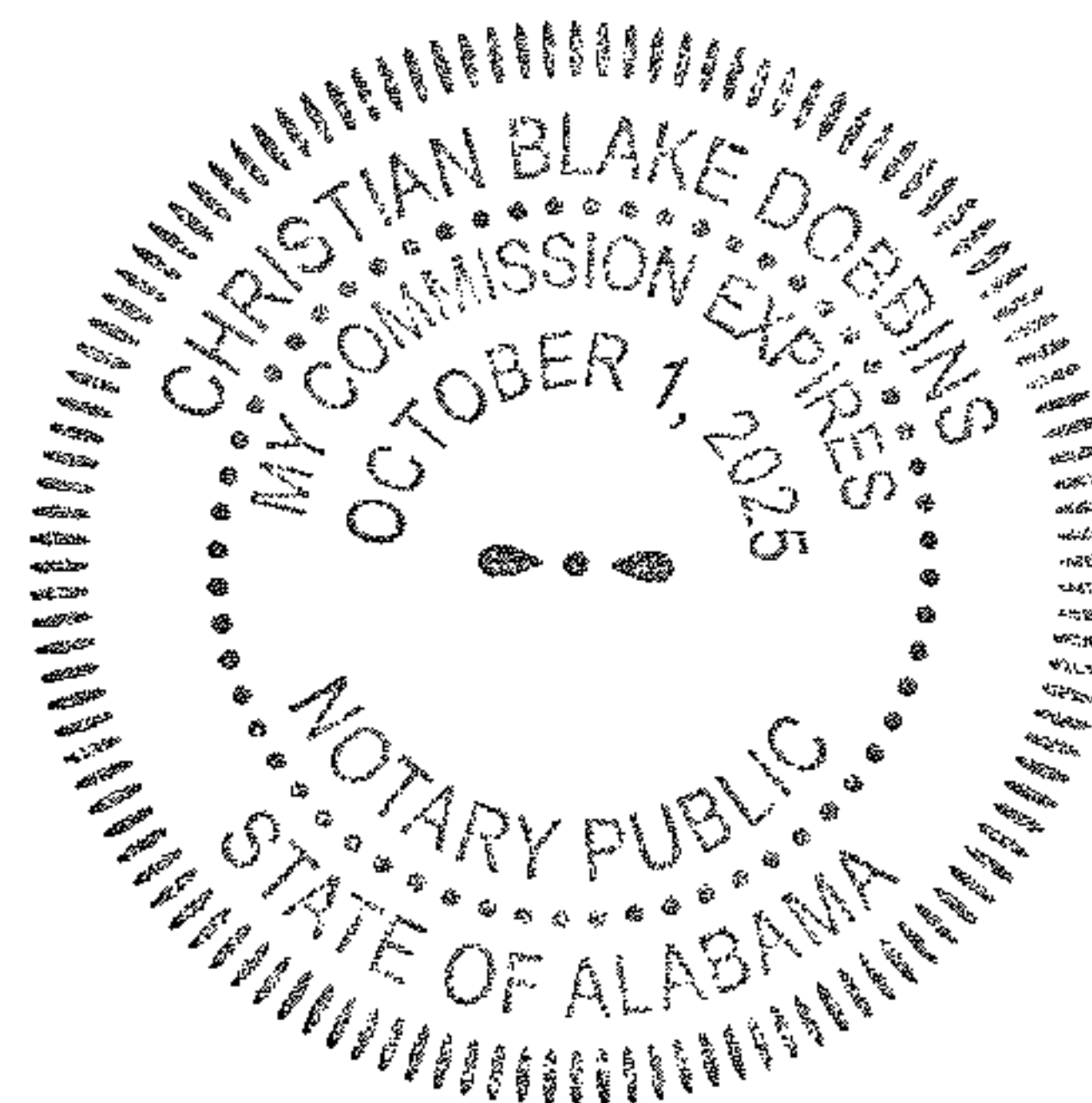
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Julie M Lindsey, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 13th day of December, 2021.


Notary Public, State of Alabama

Printed Name of Notary _____
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2021 01:32:03 PM
\$310.00 CHERRY
20211215000594010

