

This instrument was prepared by
Sandy F. Johnson
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice to: Jacques Surcouf
(Name) Annette Surcouf
(Address) 230 Sweetbay Dr.
Maylene, AL 35114

Warranty Deed, Joint with Rights of Survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **TWO HUNDRED NINETY FIVE THOUSAND DOLLARS AND 00/100**
(\$295,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt
whereof is acknowledged. I or we, **Donald B. Milstead, a married man, Joel L. Milstead, an unmarried**
man, and Robert A. Milstead, a married man, as Personal Representatives of the Estate of Mary A.
Milstead, deceased (Shelby County Case #PR-2021-001117), whose mailing address is:
230 Sweetbay Drive, Maylene, AL 35114

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jacques Surcouf and**
Annette Surcouf, whose mailing address is:

132 Chinaberry Lane, Maylene, AL 35114

(herein referred to as Grantee, whether one or more), as joint tenants with rights of survivorship, the following
described real estate, situated in **Shelby County, Alabama**, the address of which is: **230 Sweetbay Dr., Maylene,**
AL 35114, to-wit:

Lot 154, according to the Survey of Lake Forest, First Sector, as recorded in Map Book 24, Page
62, in the Probate Office of Shelby County, Alabama.

THE PROPERTY HEREIN CONVEYED DOES NOT CONSTITUTE THE HOMESTEAD OF ANY
MARRIED GRANTOR, NOR THAT OF THEIR RESPECTIVE SPOUSE. NEITHER IS IT
CONTIGUOUS HERETO.

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

\$280,250.00 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 rights of survivorship, their
heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy
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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said
Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is
lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted
above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's
heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs,
executors and administrators forever, against the lawful claims of all persons.

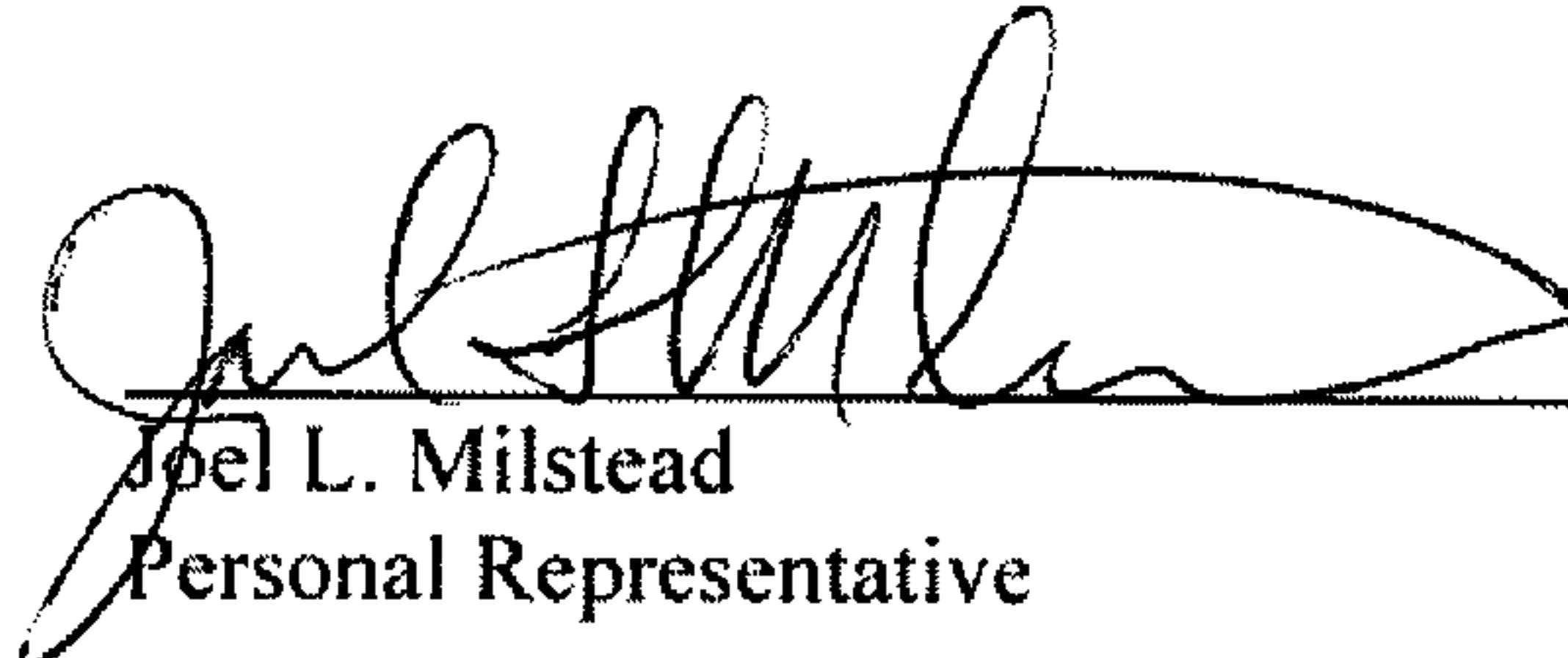
**Mary A. Milstead was the surviving grantee in that Deed recorded in Instrument No. 1999-47984, died on or
around November 21, 2021. Bobby D. Milstead the other grantee died on or around May 20, 2010.**

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this 3rd day of February, 2022.

ESTATE OF MARY A. MILSTEAD, DECEASED



Donald B. Milstead
Personal Representative



Joel L. Milstead
Personal Representative

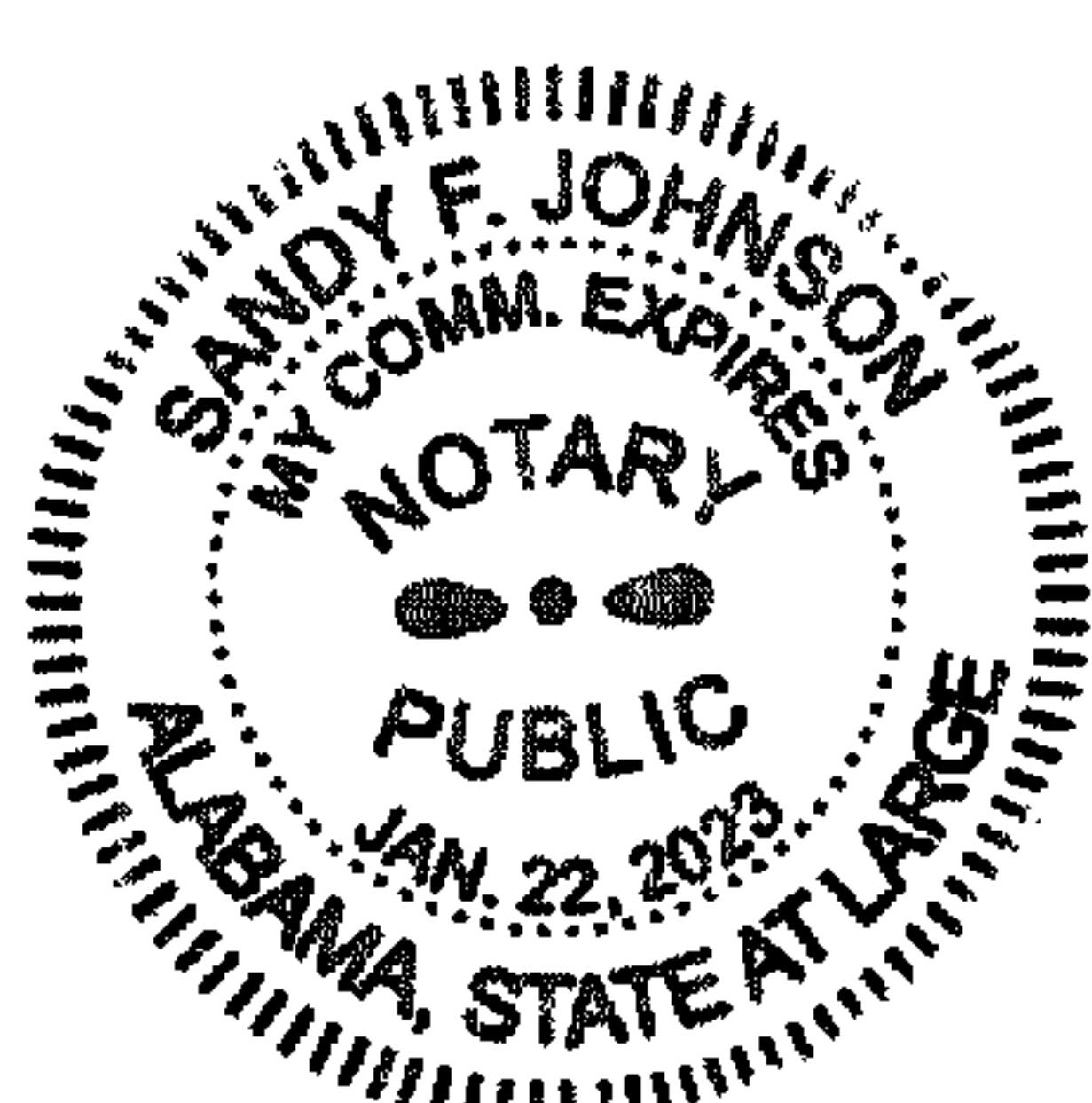
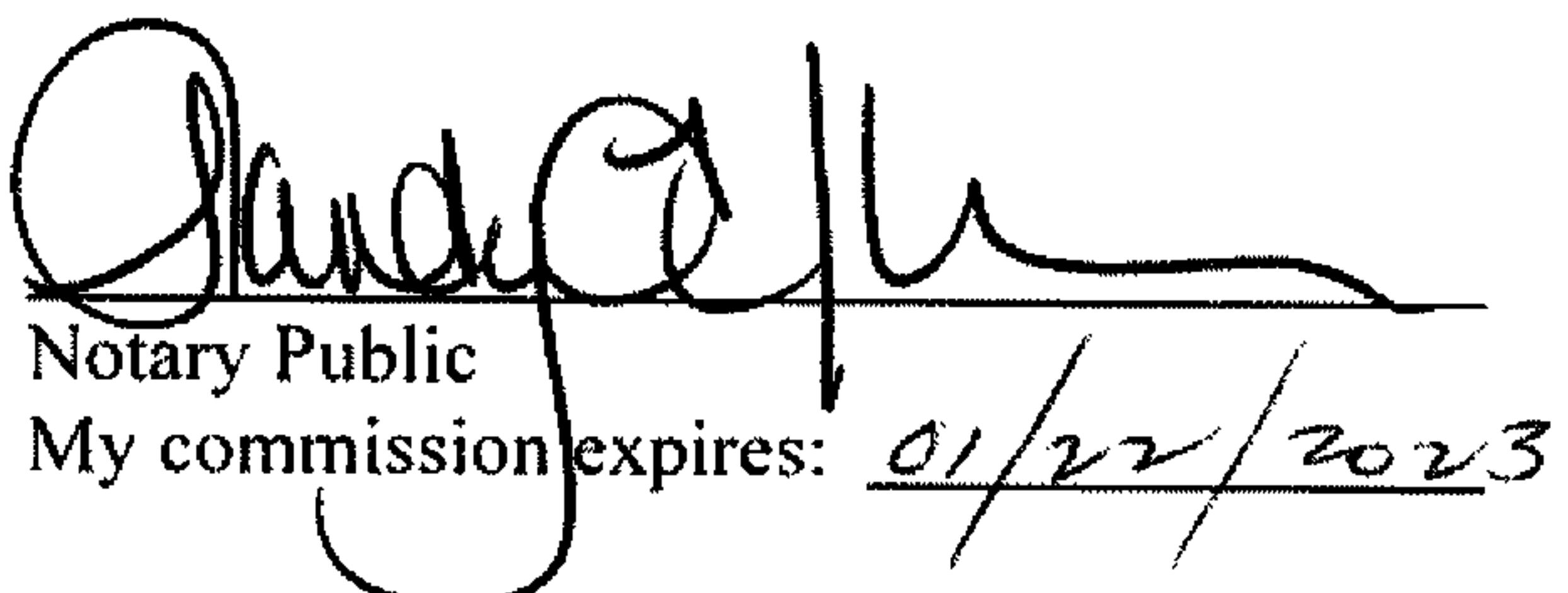


Robert A. Milstead
Personal Representative

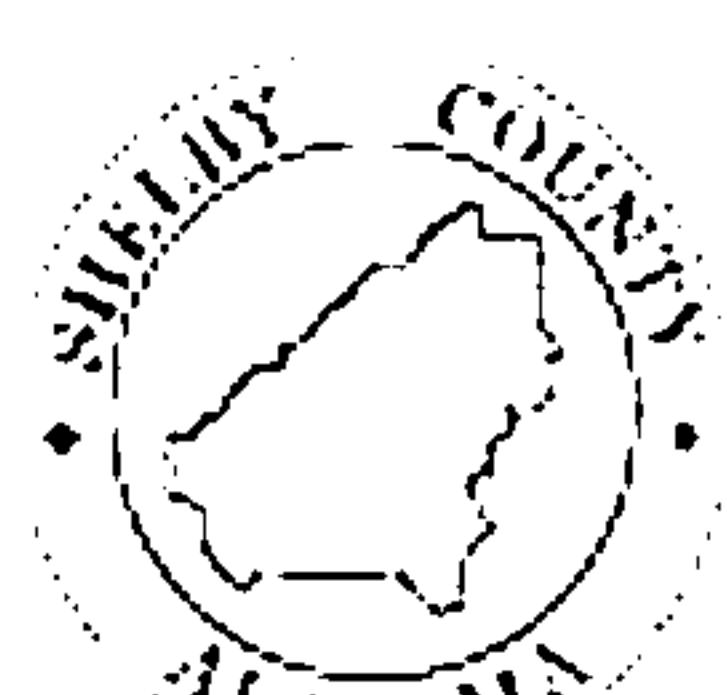
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donald B. Milstead, Joel L. Milstead, and Robert A. Milstead, whose names as Personal Representative for the Estate of Mary A. Milstead, deceased, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Personal Representatives and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this 3rd day of February, 2022.

Notary Public
My commission expires: 01/22/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 03:04:54 PM
\$42.00 JOANN
20220203000050930

