

Send Tax Notice to:

20220315000105860
03/15/2022 09:06:46 AM
DEEDS 1/2

201 Center Court
Mont Juliet, TN 37112

[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 **Two Hundred Fifty Thousand and 00/100s Dollars (\$250,000.00)**, 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 where is acknowledged. I or we, **Kristen Ryan, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 3110 Hwy 39 Chelsea, AL 35043 grant, bargain, sell and convey unto, **Anthony Scott Eaves and Doreen Susan Eaves** herein referred to as grantees) whose mailing address is 201 Center Court, Mont Juliet, TN 37112 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: **1131 Nabors Street, Montevallo** to wit:

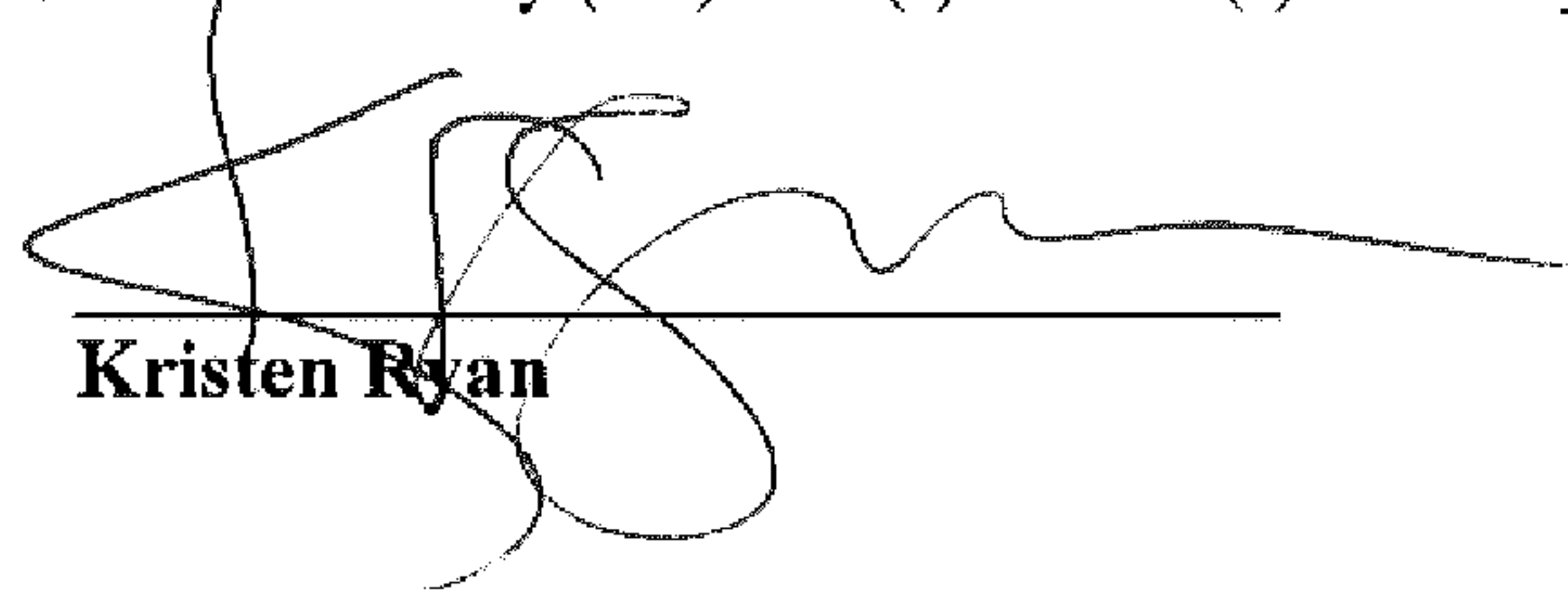
The SW 70 Feet of Lot 4, in Block K, further described as the 70 feet fronting on Nabors Street and running back uniformly 150 feet, the entire depth of said Lot 4, in Block K, noted in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama, as F.S. Lyman's Addition, in the Town of Montevallo, 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.

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 ____ day of

3-14, 2022


Kristen Ryan

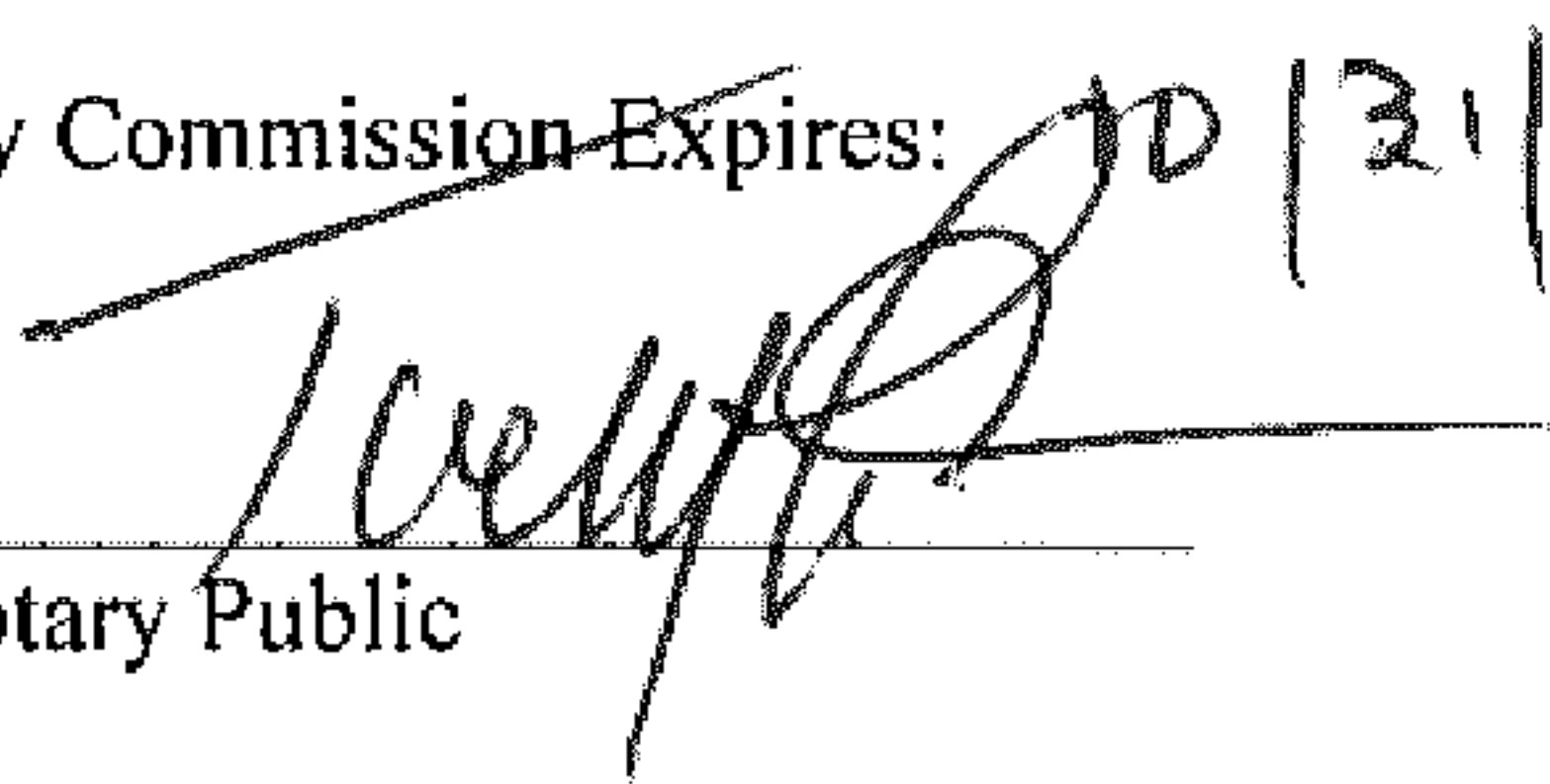
STATE OF ALABAMA

SHELBY COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Kristen Ryan** 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, they executed the same voluntarily and with full authority.

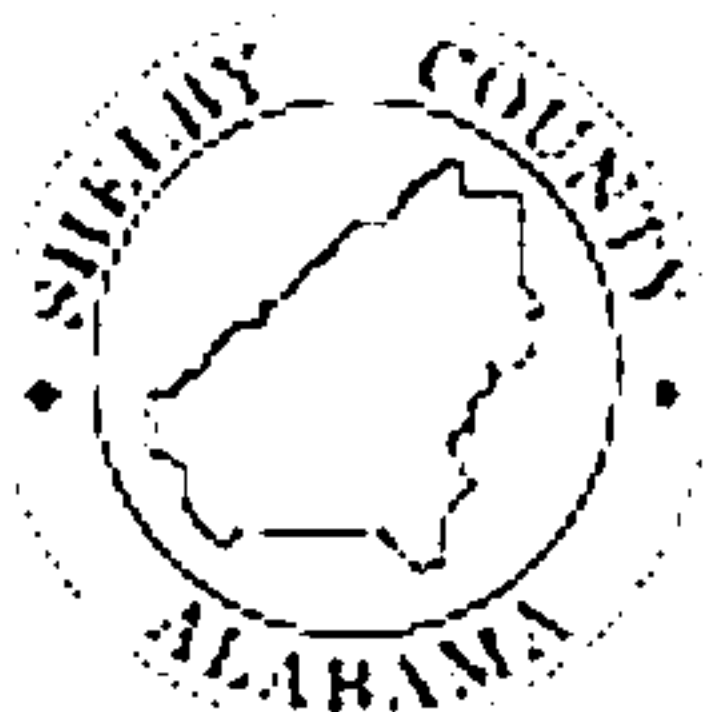
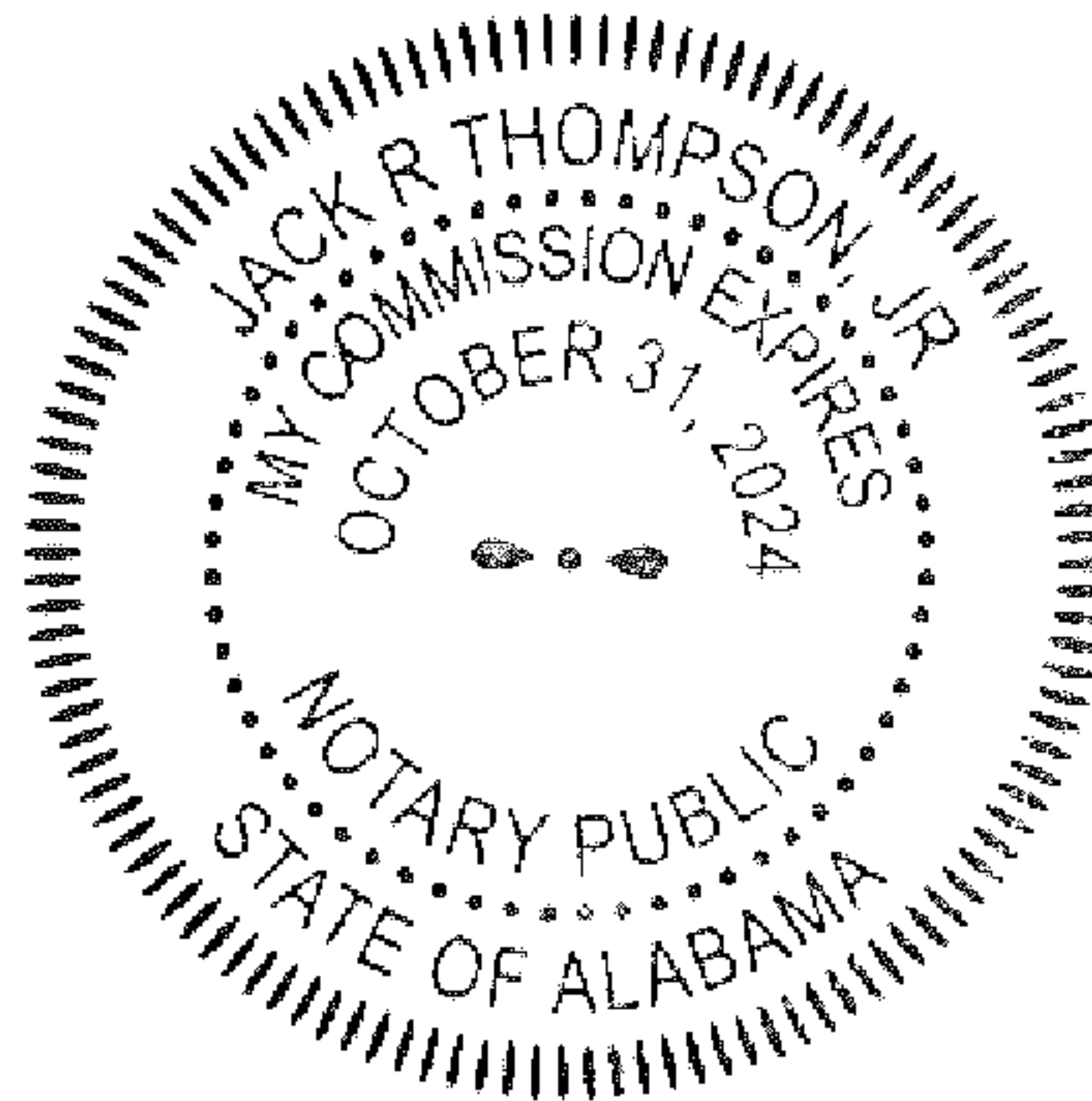
WITNESS my hand and official seal in the county and state aforesaid this the 14th day of MARCH, 2022

My Commission Expires: 10/31/2024


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
ATB3057



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2022 09:06:46 AM
\$275.00 JOANN
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