

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

Send Tax Notice To:  
Andrew G Calhoun  
Rania Awwad  
5240 Birdsong Road  
Birmingham, AL 35242

## 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 Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$389,900.00) 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

**Jon D. Hunt and Jenilee C. Hunt, husband and wife, whose mailing address is:**

**3112 Bradford Pl. Birmingham, AL 35242**

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

**Andrew G Calhoun and Rania Awwad, whose mailing address is:**

**5240 Birdsong Road, Birmingham, AL 35242**

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(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: 5240 Birdsong Road, Birmingham, AL 35242 to-wit:

Lot 31, according to the Survey of Sunny Meadows, 2nd Sector, as recorded in Map Book 9, Page 1 A & B, in the Probate Office of Shelby County, Alabama.

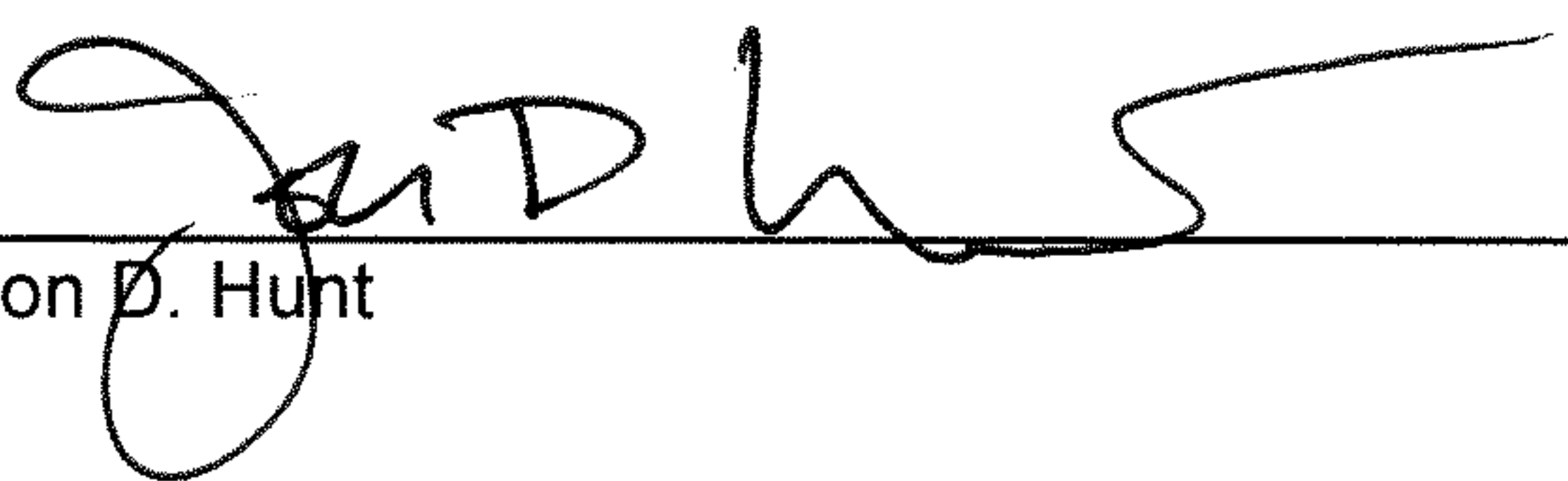
Subject to: All easements, restrictions and rights of way of record.

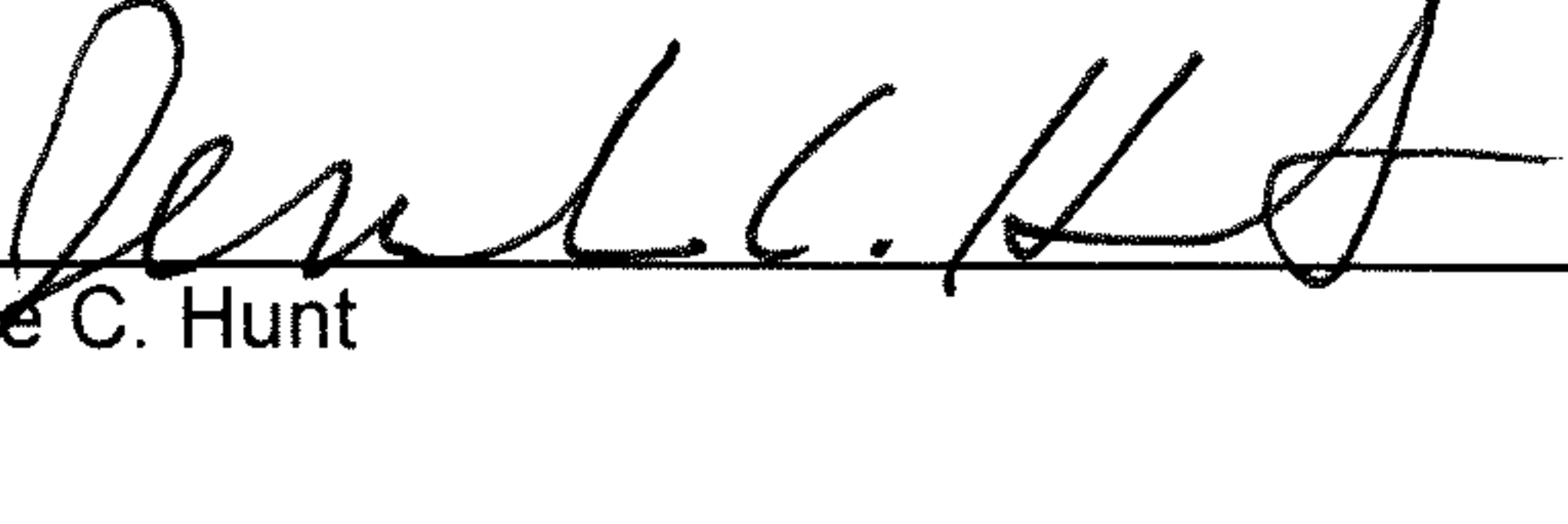
\$350,910.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with 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 warrants 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 8th day of April, 2022

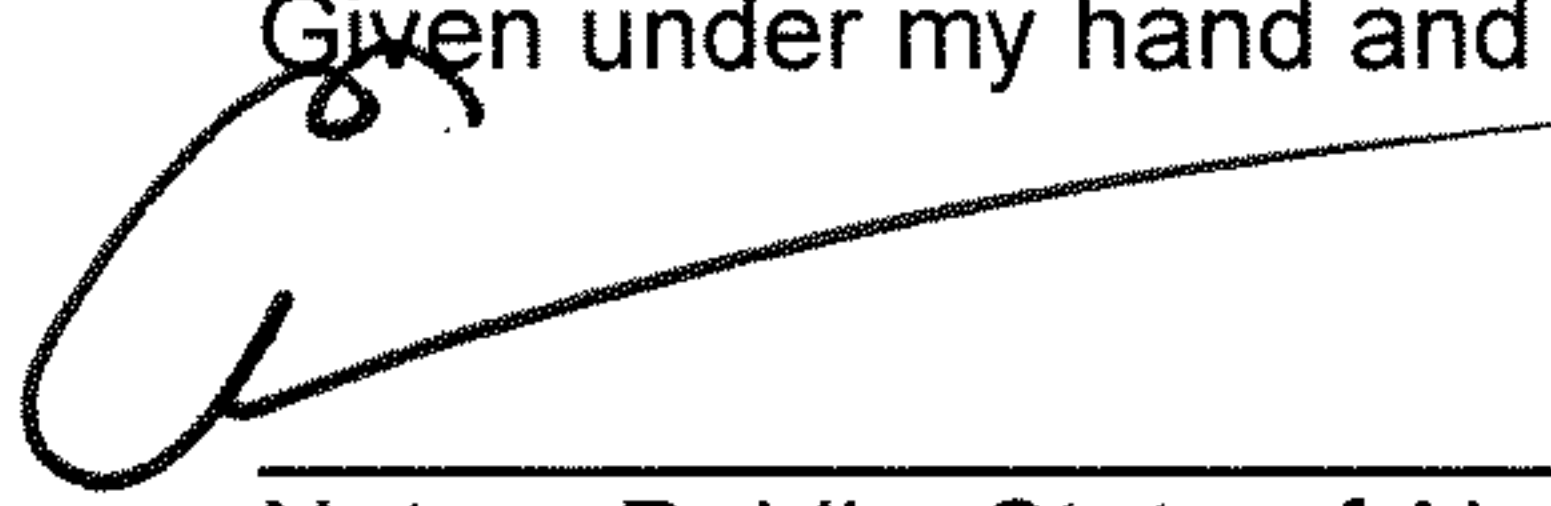
  
\_\_\_\_\_  
Jon D. Hunt

  
\_\_\_\_\_  
Jenilee C. Hunt

State of Alabama  
County of Felton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jon D. Hunt and Jenilee C. Hunt, 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 8th day of April, 2022.

  
\_\_\_\_\_  
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**  
**04/08/2022 03:24:02 PM**  
**\$64.00 CHARITY**  
**20220408000146520**

