

This instrument was prepared by:  
SOUTH OAK TITLE TRUSSVILLE, LLC.  
SHAMI S. MALONE  
5582 APPLE PARK DRIVE  
BIRMINGHAM, ALABAMA 35235

Send Tax Notice To:  
ANNA N. ALLEN  
BRYAN E. ALLEN  
620 9TH STREET SW  
ALABASTER, ALABAMA 35007

20220510000192280  
05/10/2022 03:20:36 PM  
DEEDS 1/1

STATE OF ALABAMA }  
COUNTY OF SHELBY }

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED FORTY FOUR THOUSAND TWO HUNDRED FIFTY DOLLARS & 00/100 (\$144,250.00) the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, we, CARLA J. TIDMORE, and Husband, DAVID M. TIDMORE, whose address is 4049 Water Willow LN, Hoover, AL 35244 hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto ANNA N. ALLEN and BRYAN E. ALLEN, whose address is 620 9th Street SW, Alabaster, Alabama 35007, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 620 9th Street SW, Alabaster, Alabama 35007, to-wit:

Lot 10, in Block 1, according to the 1st Addition to Fall Acres Subdivision, as recorded in Map Book 4, Page 77, in the Probate Office of Shelby County, Alabama.

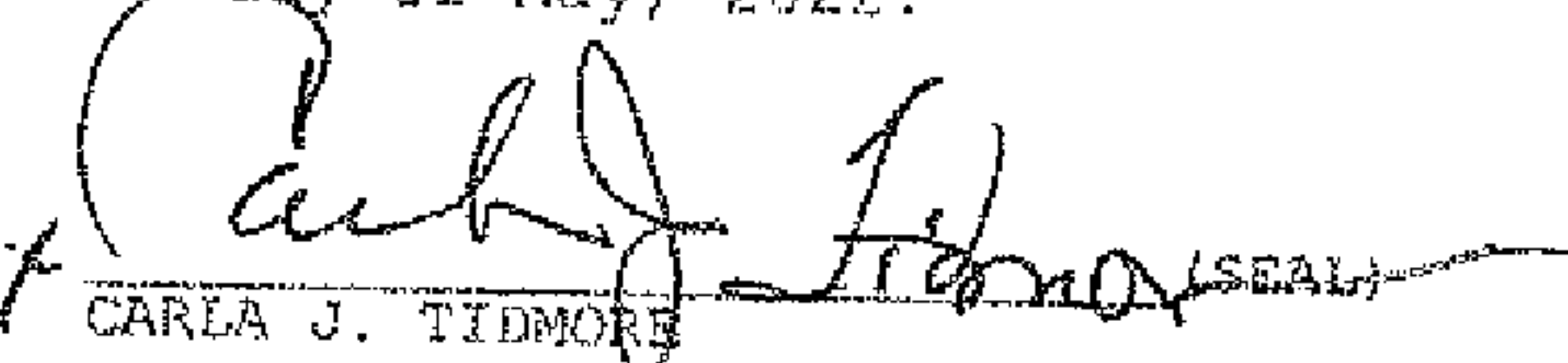
\$141,637.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

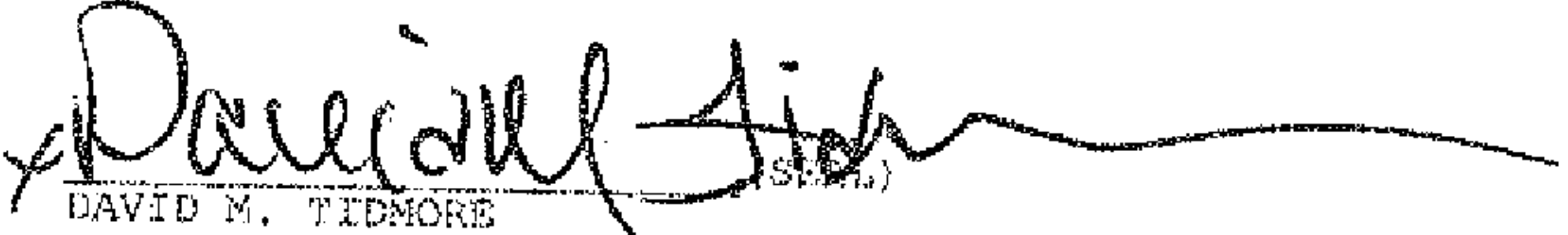
SUBJECT TO: (1) Taxes for the year 2022, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenant with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS ARE lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 9th day of May, 2022.

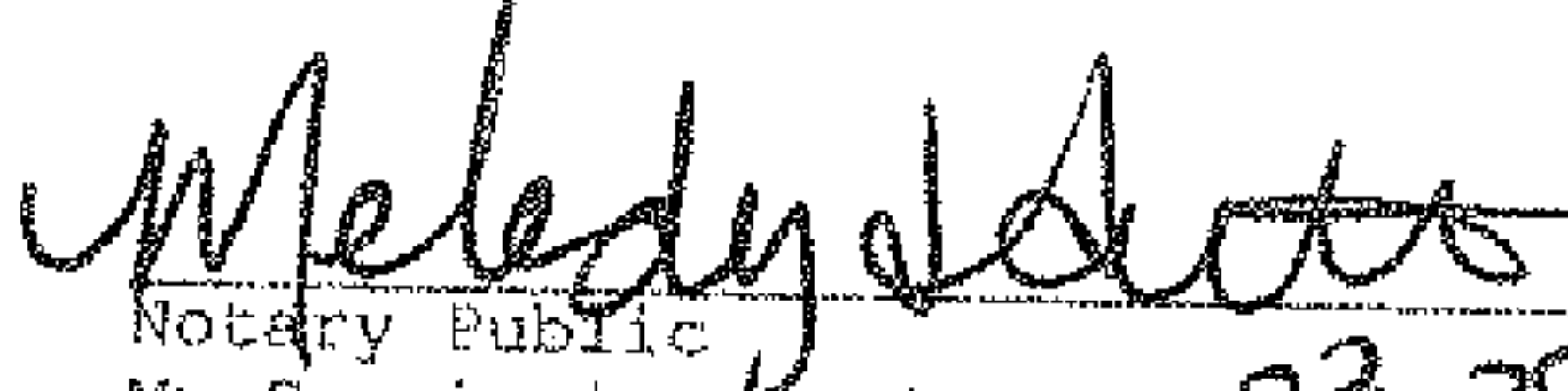
  
CARLA J. TIDMORE (SEAL)

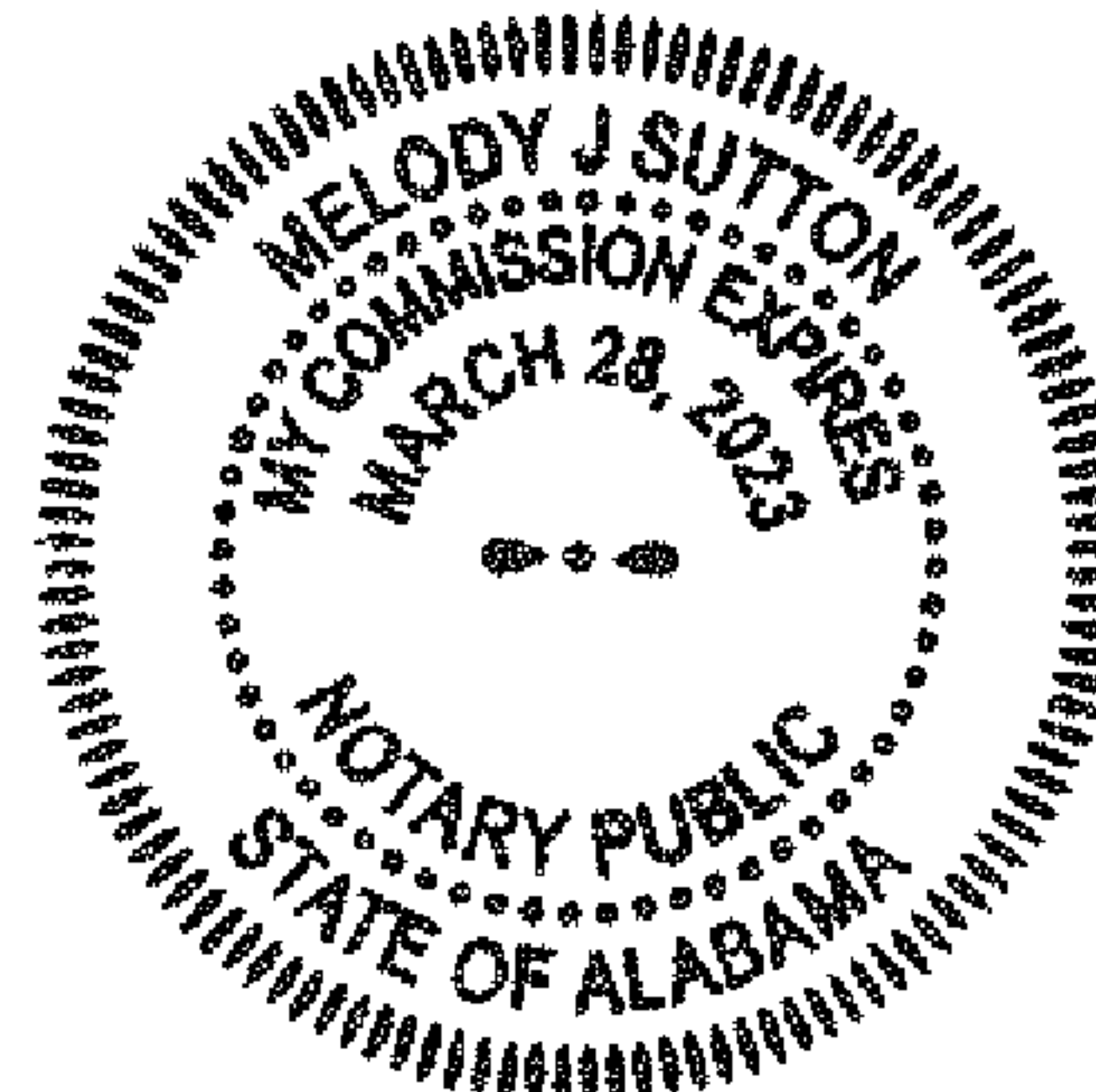
  
DAVID M. TIDMORE (SEAL)

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that CARLA J. TIDMORE, and Husband, DAVID M. TIDMORE, whose names 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 executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 9th day of May, 2022.

  
Notary Public  
My Commission Expires: 03-28-23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/10/2022 03:20:36 PM  
\$25.00 JOANN  
20220510000192280



