

Send Tax Notice to:

20220531000217890
05/31/2022 08:41:45 AM
DEEDS 1/2

126 Coshatt Trail

Hoover, AL 35244

[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 **Eight Hundred Seventy-five Thousand and 00/100s Dollars (\$875,000.00)**, 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, **Alen Gibbons and Christine Gibbons, Trustee of the Gibbons Family Trust Dated July 17, 2009** (herein referred to as grantor, whether one or more) whose mailing address is 3745 E. Omega Circle Mesa AZ 85215 grant, bargain, sell and convey unto, **Richard Jason Smith and Christina Smith** herein referred to as grantees) whose mailing address is 126 Coshatt Trail, Hoover, AL 35244 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: **126 Coshatt Trail, Hoover, AL 35244** to wit:

Lot 6, according to the Survey of Phase I, Heatherwood 8th Sector, as recorded in Map Book 16, Page 118, in the Probate Office of 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.

\$648,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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 27 day of May, 2022

Gibbons Family Trust Dated July 17, 2009

By: Al Gibbons, Trustee
Alen Gibbons, Trustee

By: Christine Gibbons, Trustee
Christine Gibbons, Trustee

STATE OF Alabama

Tettersok COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Alen Gibbons and Christine Gibbons, Trustee of the Gibbons Family Trust Dated July 17, 2009** 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 as Trustees executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 27th day of May, 2022

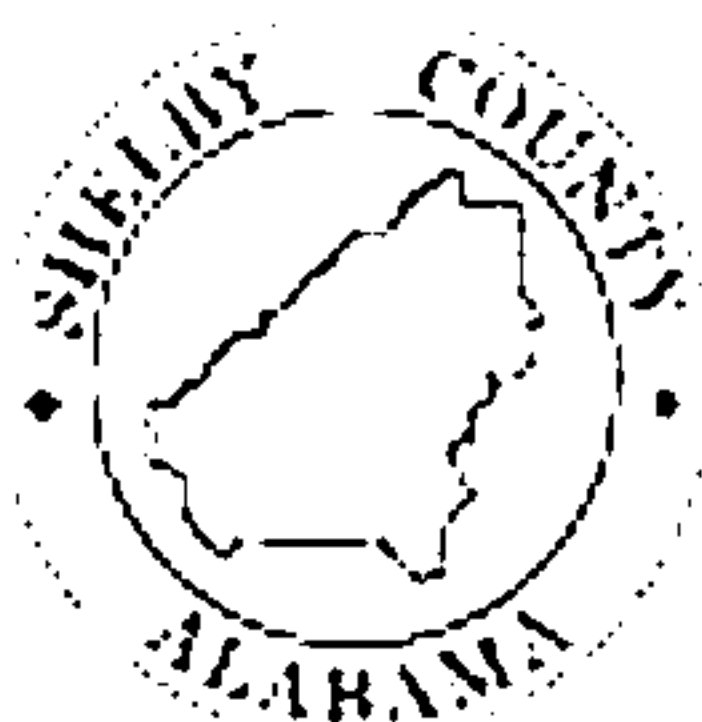
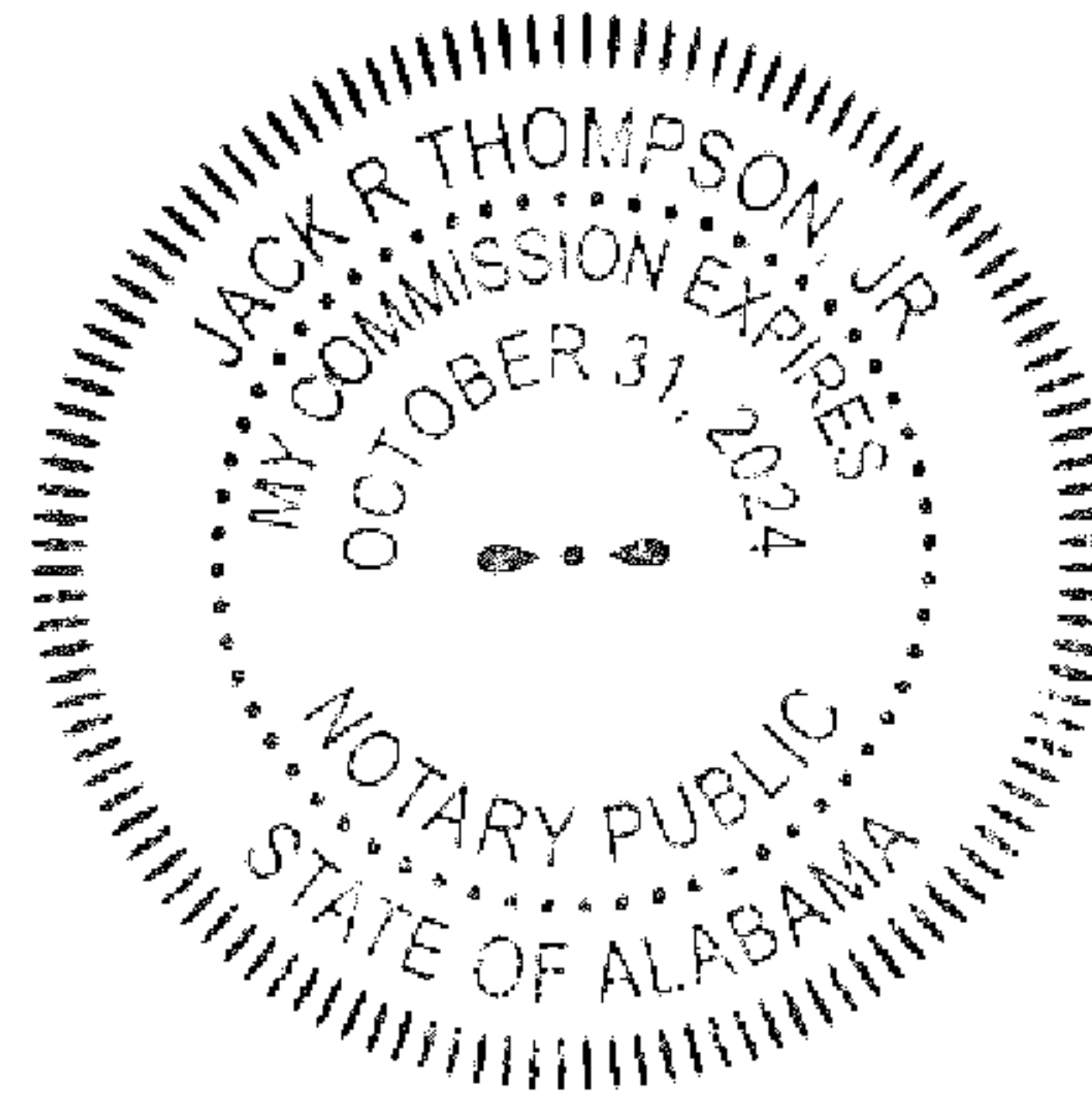
My Commission Expires

10/31/2024

[Signature]
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
ATB3146



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/31/2022 08:41:45 AM
\$253.00 CHARITY
20220531000217890

Allen S. Bayl