

This instrument was prepared by:

Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, AL 35243

Send tax notice to:

Bobby Neil Turnage and Lauren
Turnage
566 Rosebury Rd
Helena, AL 35080

WARRANTY DEED - Joint Tenants with Right of Survivorship

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **FOUR HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$450,000.00)** to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Susanne M. Traweek, an unmarried individual**, (herein referred to as Grantor) do hereby grant, bargain, sell and convey unto **Bobby Neil Turnage, III and Lauren Turnage**, as joint tenants with right of survivorship (herein referred to as Grantees), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 214, according to the Survey of Amended Hillsboro Subdivision Phase II, as recorded in Map Book 38, Page 147 A and B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$418,000.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

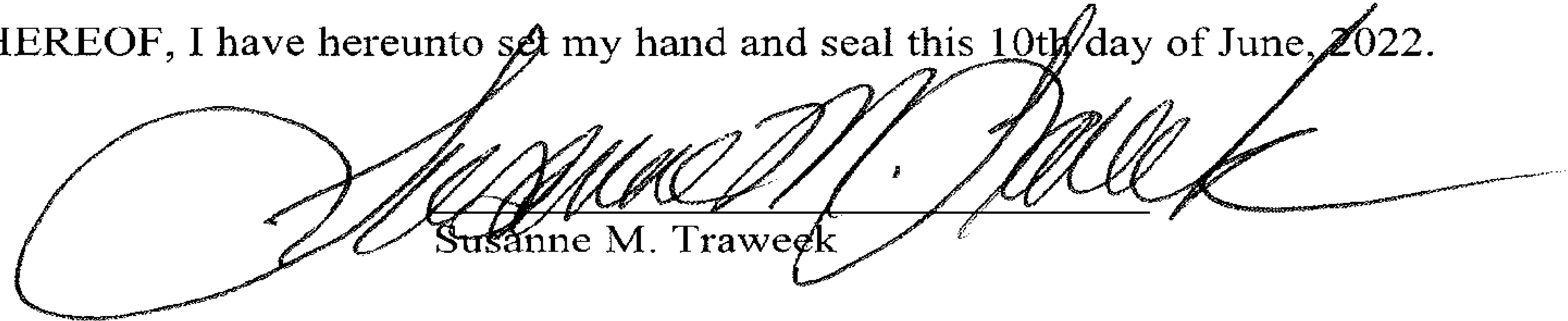
Note: Susanne M. Traweek is the surviving grantee under that certain warranty deed with joint rights of survivorship recorded in Instrument #20200129000038970. Roy Dwayne Martin, the other grantee, having died on or about May 3, 2021.

Note: Susanne M. Traweek and Susanne Murlene Martin are one and the same person.

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 the 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this 10th day of June, 2022.


Susanne M. Traweck

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Susanne M. Traweck whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of June, 2022.


Notary Public

My Commission Expires: 05/25/2025

