

WARRANTY DEED WITH SURVIVORSHIP

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and the purpose of creating survivorship title, to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged,

Philip E. Feltham and David E. Feltham, both unmarried men

(herein referred to as Grantors) do grant, bargain, sell and convey unto

Philip E. Feltham and David E. Feltham

(herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 77, according to the Survey of First Addition to Greystone Ridge Garden Homes, as recorded in Map Book 16 page 32 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

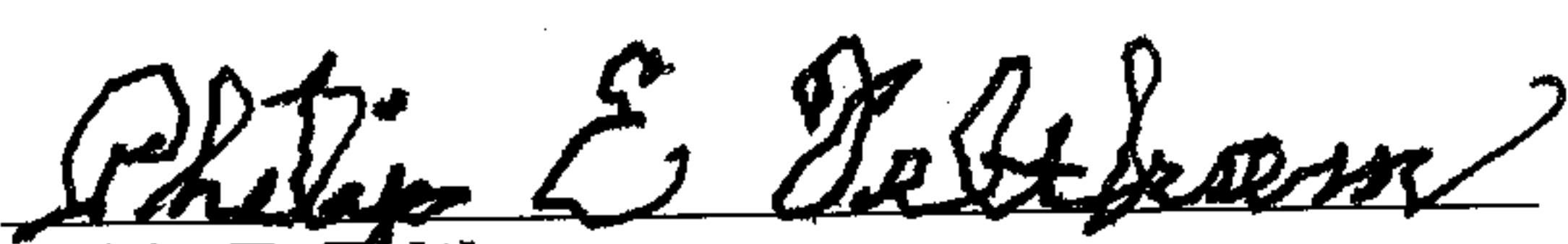
The prior deed, recorded on 7/7/1992 in Instrument Number #1992-13194, (according to the modern Shelby County Probate recording system is also known as Instrument # 19920707000131941) vested title in Philip E. Feltham and Margaret G. Feltham, with survivorship, and also in David E. Feltham. Margaret G. Feltham died on or about July 2, 2012. The purpose of this instrument is create a joint tenancy with survivorship between Philip E. Feltham and David E. Feltham.

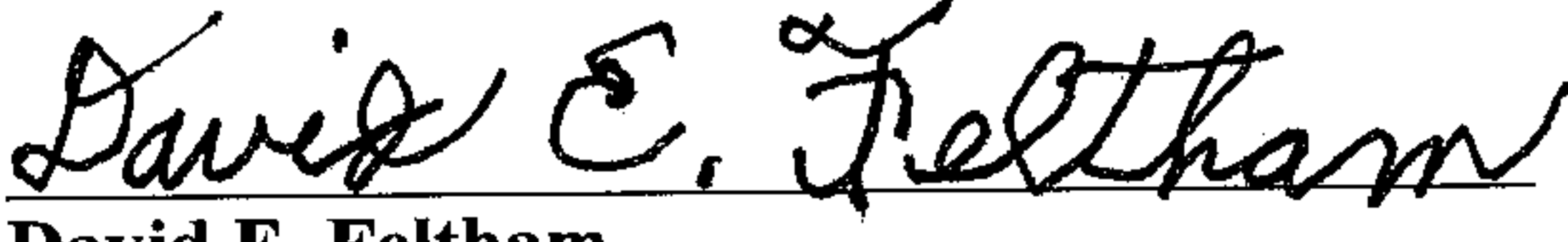
Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we 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, We have hereunto set our hands and seal, this 17<sup>th</sup> day of June, 2022.

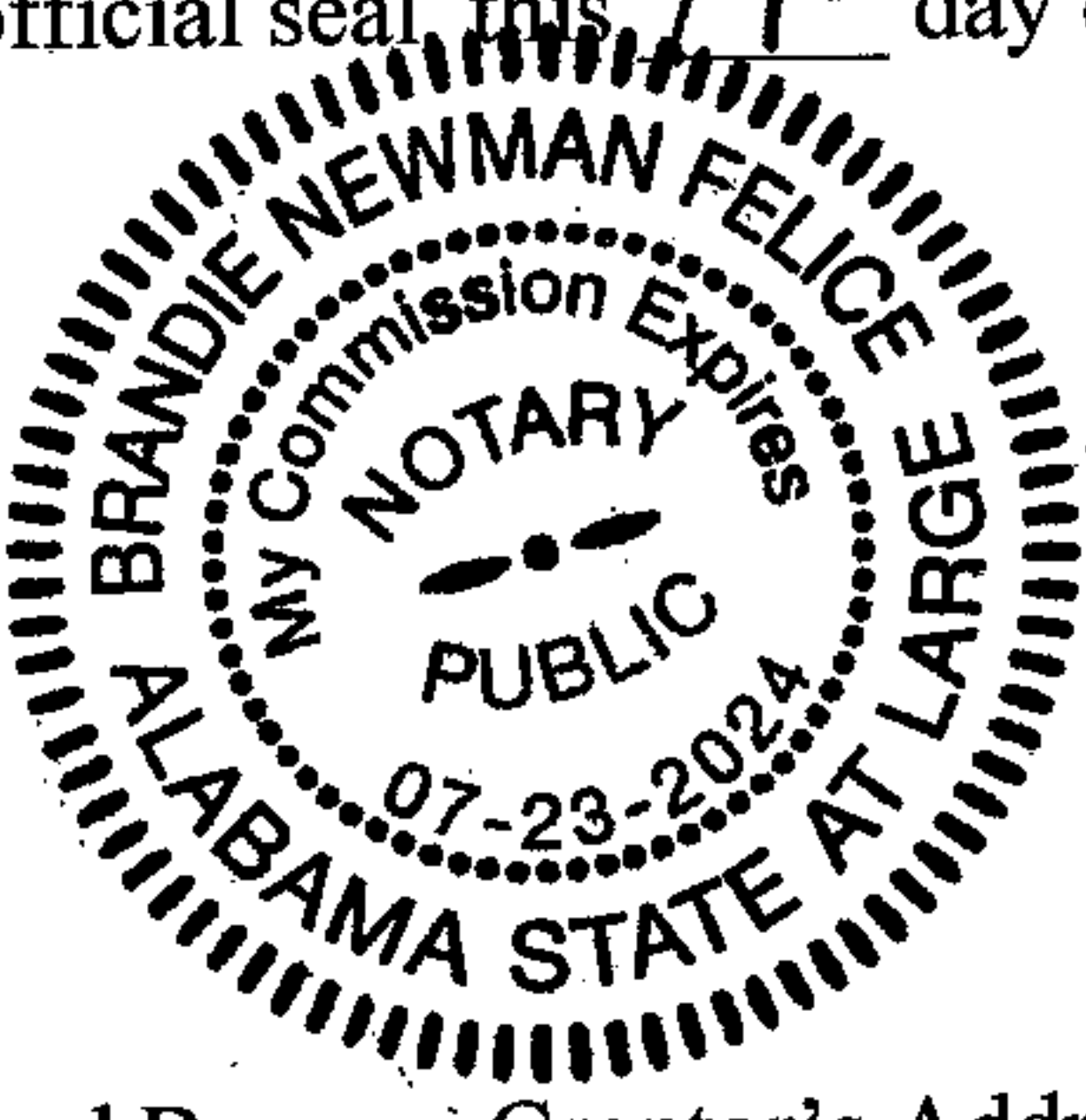
  
Philip E. Feltham

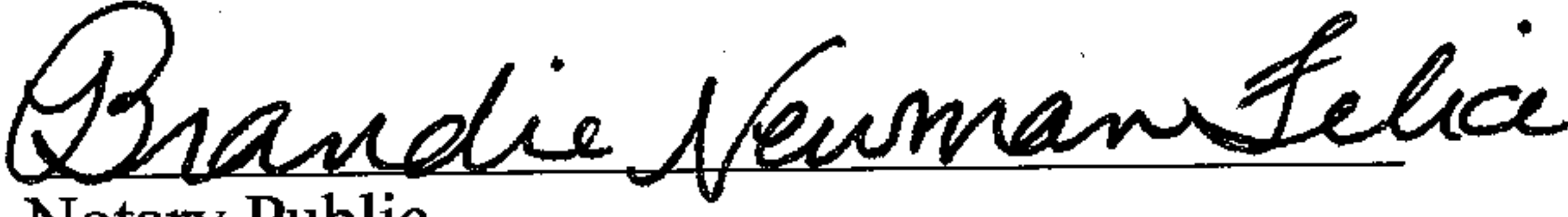
  
David E. Feltham

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, Philip E. Feltham and David E. Feltham, both unmarried persons 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.

Given under my hand and official seal, this 17<sup>th</sup> day of June, 2022.



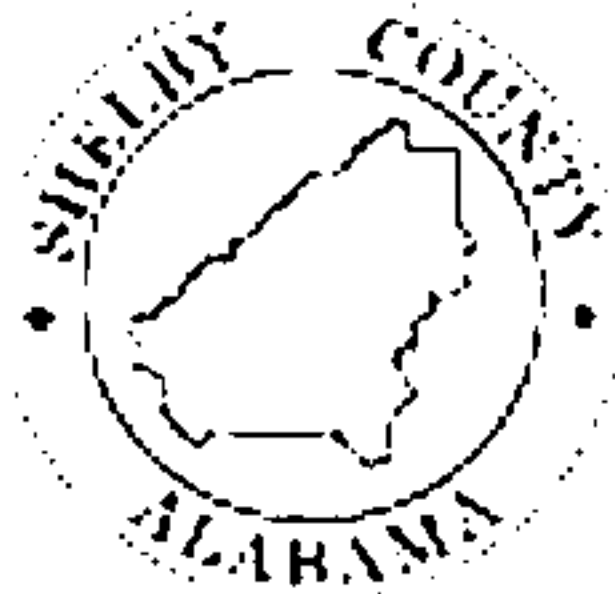
  
Notary Public  
My Commission Expires:

This Instrument Was Prepared By:  
Luke A. Henderson, Esq.  
#17 Office Park Circle, Suite 150  
Birmingham, Alabama 35223  
(205) 870-8090  
Title not examined by preparer.

Grantor's Address:  
1307 Berwick Circle  
Birmingham, AL 35242  
Property Address:  
1307 Berwick Circle  
Birmingham, AL 35242  
Tax Parcel Id # 03 9 32 0 003 077.000

Send Tax Notice To:  
Philip E. Feltham  
David E. Feltham  
1307 Berwick Circle  
Birmingham, AL 35242

Note to Probate Recording Clerk: The tax assessed value of the subject property is \$241,900.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/21/2022 12:40:26 PM  
\$264.00 BRITTANI  
20220621000247690

