



20220622000249420 1/2 \$355.00  
Shelby Cnty Judge of Probate, AL  
06/22/2022 11:15:32 AM FILED/CERT

This Instrument Prepared By: Warren Laird, Esquire, 2600 Arlington Avenue S, No. 71,  
Birmingham, Alabama 35205

*This deed was prepared without the benefit of a title search or examination performed by or at the direction of the scrivener and was prepared in reliance upon information provided to the scrivener by or on behalf of the parties hereto.*

**WARRANTY DEED, JOINT WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: -

That for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid to the undersigned Grantor by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the undersigned

**BETTY D. JERNIGAN, a single woman,**

(hereinafter referred to as "Grantor") does grant, bargain, sell and convey unto

**BETTY D. JERNIGAN, BEVERLY JERNIGAN STRANGE and  
PAMELA JERNIGAN WINTON,**

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real property situated in Shelby County, Alabama; to wit:

Lot 15, according to the survey of Stonebridge, a single family residential subdivision, as recorded in Map Book 20, Page 23, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. 2022 ad valorem taxes, not yet due and payable;
2. Easements, covenants, restrictions, set back lines and any other limitations of record.

NOTE: The Grantor herein and her late husband, Roy E. Jernigan, acquired the hereinabove described real property as joint tenants with right of survivorship as evidenced by that certain deed recorded in the Office of the Judge of Probate of Shelby County, Alabama on August 17, 1995, as Instrument Number 1995-22530. Roy E. Jernigan departed this life on the 26th day of October, 2021.

TO HAVE AND TO HOLD to the said Grantees, as joint tenants with right of survivorship, their heirs and assigns of forever.



20220622000249420 2/2 \$355.00  
Shelby Cnty Judge of Probate, AL  
06/22/2022 11:15:32 AM FILED/CERT

THE UNDERSIGNED does for herself, and for her heirs and assigns, covenant with the Grantees herein, their heirs and assigns, that she is lawfully seized in fee simple of said premises; that it is free from all encumbrances unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will, and her heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Pursuant to the provisions of Ala. Code 40-22-1 (1975), the following information is offered in lieu of submitting Form RT-1 (Sales Validation Form):

Grantors' names and mailing address:

Grantees' name and mailing address:

**BETTY D. JERNIGAN**

**BETTY D. JERNIGAN, BEVERLY JERNIGAN STRANGE and PAMELA JERNIGAN WINTON**

157 Bridge Drive  
Birmingham, AL 35242

157 Bridge Drive  
Birmingham, AL 35242

Property Address: 157 Bridge Drive, Birmingham, AL 35242

Value: \$328,600.00 (per tax assessment).

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal this the 15 day of June, 2022.

Betty D. Jernigan  
**BETTY D. JERNIGAN**

ACKNOWLEDGEMENT

STATE OF ALABAMA )  
COUNTY OF Shelby )

I, Emily Michelle Bookout, a Notary Public, in and for said County in said State, hereby certify that BETTY D. JERNIGAN, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand this the 15 day of June, 2022.

Emily Michelle Bookout  
NOTARY PUBLIC  
My commission expires: July 24, 2022

