

This instrument was prepared by:
Daniel Odrezin
Daniel Odrezin, LLC
3138 Cahaba Heights Road
Birmingham, Alabama 35243

Send tax notice to:
Robert A. Holmes, II and Jennifer E.
Holmes
65 Nolen Street
Birmingham, AL 35242

STATUTORY WARRANTY DEED - Jointly for Life with Remainder to Survivor

STATE OF ALABAMA

COUNTY OF SHELBY

That in consideration of **ONE MILLION ONE HUNDRED SIX THOUSAND TWO HUNDRED SEVENTY FOUR AND 35/100 DOLLARS (\$1,106,274.35)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, **James Woods Development, Inc., an Alabama Corporation**, (herein referred to as GRANTOR) does by these presents, grant, bargain, sell and convey unto **Robert A. Holmes, II and Jennifer E. Holmes**, (herein 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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, Alabama, to-wit:

Lot 15-29, according to the Survey of Mt Laurel - Phase III B, Sector 2, as recorded in Map Book 41, Page 44, in the Probate Office of Shelby County, Alabama.

SUBJECT TO ALL MATTERS OF RECORD

\$0.00 of the purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 the Grantors do hereby covenant with the Grantees, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it shall warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

IN WITNESS WHEREOF, the said Grantor, by James W. Woods Jr., as President, who is authorized to execute this conveyance, has hereto set its signature and seal this 28th day of June, 2022.

James Woods Development, Inc., an Alabama Corporation

By: 
James W. Woods, Jr., President

STATE OF ALABAMA)

SHELBY COUNTY)

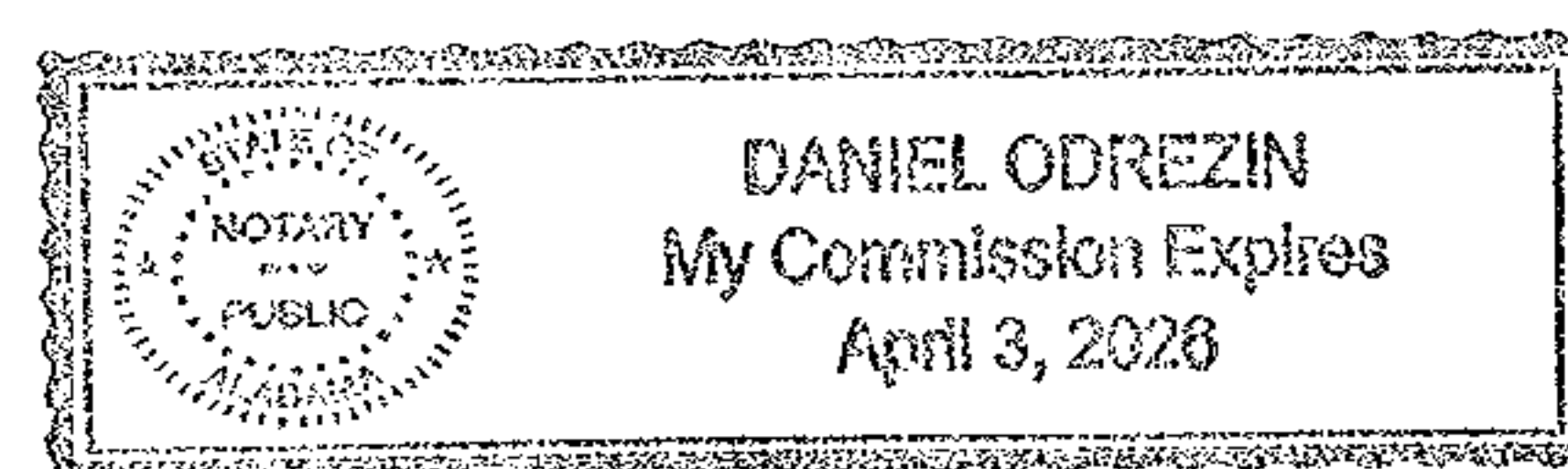
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Woods Jr. whose name as President of James Woods Development, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said company.

Given under my hand and official seal this 28th day of June, 2022



Notary Public

My Commission Expires: _____



Allen S. Beyer