

20220801000299200
08/01/2022 10:53:27 AM
DEEDS 1/2

Send Tax Notice to:

136 Victory Trail
Pelham, AL 35124

[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 **Three Hundred Sixty-eighty Thousand Nine Hundred and 00/100s Dollars (\$368,900.00)**, 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, **David Eugene Meddick and Rosalina Meddick, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 124 Chestnut Lane Helena, AL 35080 grant, bargain, sell and convey unto, **Joel Hendershot and Justine Hendershot** herein referred to as grantees) whose mailing address is 136 Victory Trail, Pelham, AL 35124 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: **136 Victory Trail, Pelham, AL 35124** to wit:

Lot 19, according to the Survey of Panther Ridge, as recorded in Map Book 31, Page 118, in the Probate Office of Shelby County, Alabama, being situated in 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.

\$295,120.00 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.

20220801000299200 08/01/2022 10:53:27 AM DEEDS 2/2

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of

July, 2022

David Eugene Meddick
David Eugene Meddick

Rosalina Meddick
Rosalina Meddick

STATE OF Alabama

Tettensch COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **David Eugene Meddick and Rosalina Meddick** 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 executed the same voluntarily and with full authority.

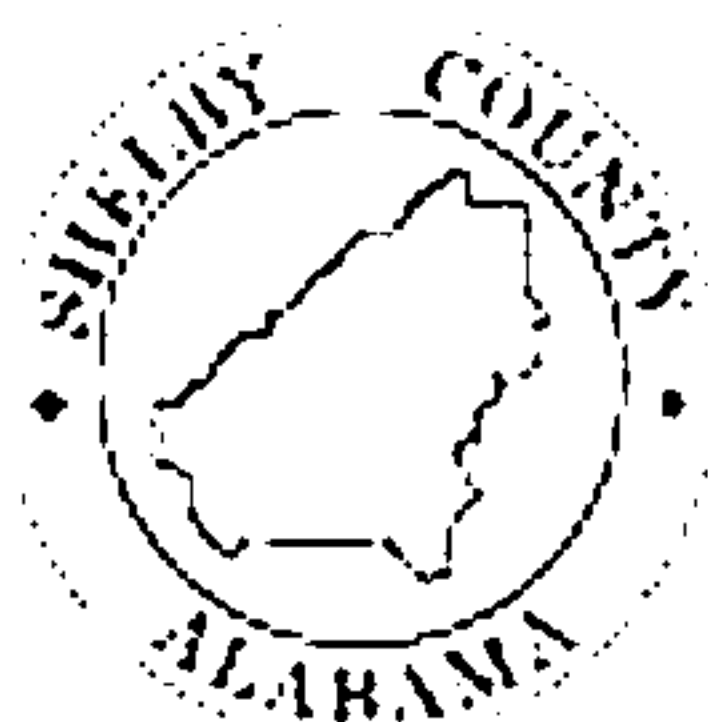
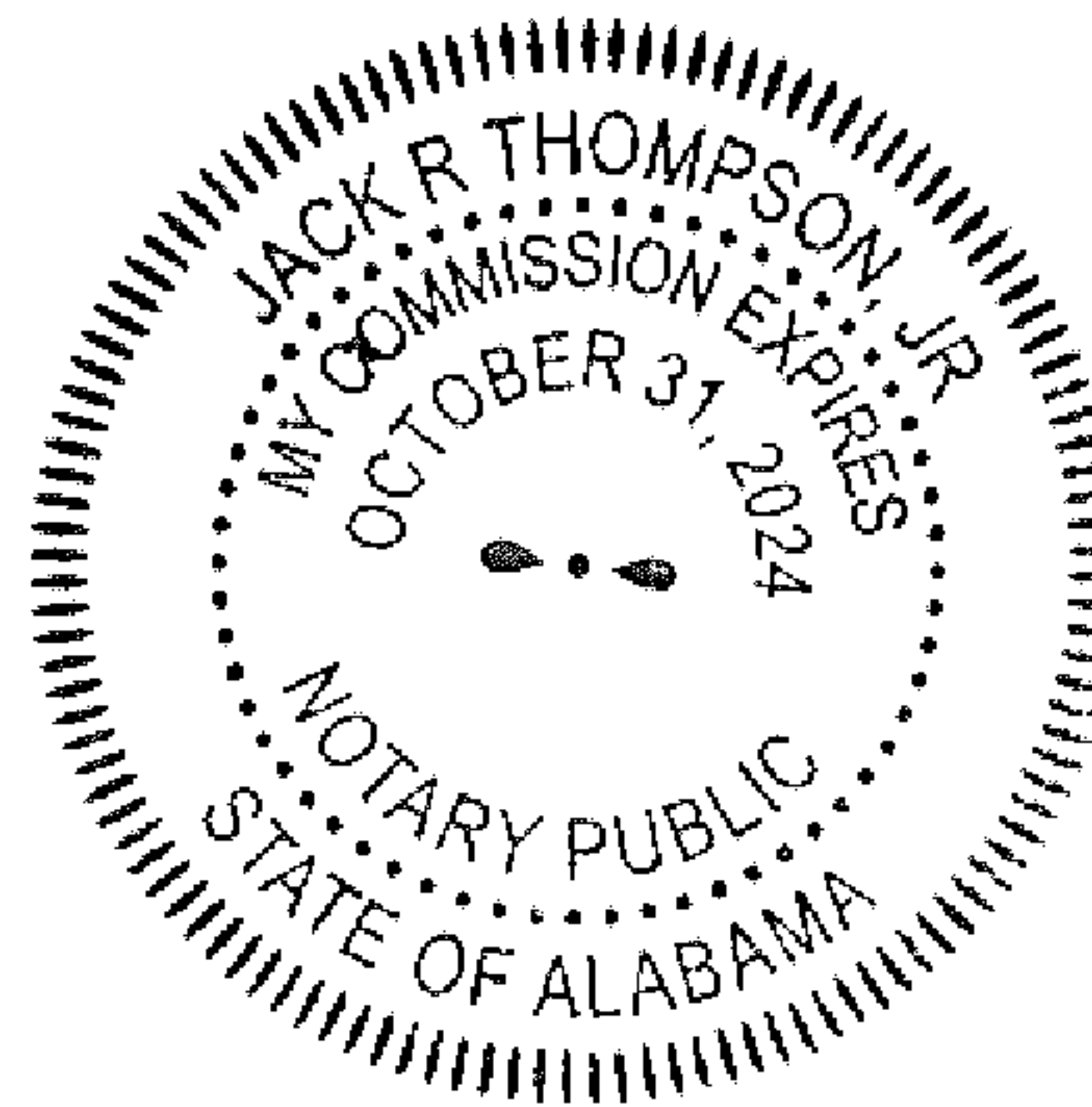
WITNESS my hand and official seal in the county and state aforesaid this the 29th day of July, 2022

My Commission Expires: 10/31/2024

Jack R. Thompson Jr.
Notary Public

(SEAL)

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
ATB3282



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/01/2022 10:53:27 AM
\$98.00 BRITTANI
20220801000299200

Alvin S. Bayl