



20220803000303300 1/2 \$280.00
Shelby Cnty Judge of Probate, AL
08/03/2022 10:32:07 AM FILED/CERT

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3310

SEND TAX NOTICE TO:

[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 **Two Hundred Fifty-five Thousand and 00/100 Dollars (\$255,000.00)** 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 **Susan Cupp Moore, a single person** whose mailing address is: 136 Marketplace Circle, ste B PMB 312, Calera, AL 35040 (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Nancy Coshatt and Drew Henderson Coshatt** whose mailing address is: 219 Ammersee Lakes Drive, Montevallo, AL 35115 (herein referred to as grantees) 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: **219 Ammersee Lakes Drive, Montevallo, AL 35115** to wit:

Lot 69, according to the amended Map of Ammersee Lakes, First Sector, as recorded in Map Book 28, Page 98 A & B, in the Probate Office of 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 prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

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.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2 day of
August, 2022.

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Susan Cupp Moore

STATE OF Alabama

Shelby County ss:

County ss:
I, Susan Cupp Moore, a Notary Public in and for said county in said state, hereby certify that **Susan Cupp Moore** name 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, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 2nd day of August, 2022

My Commission Expires: 10/13/2023

Notary Public

