

Send Tax Notice to:

Stephen L. Rich

Brittany N. Rich

3005 Adley Cir
Hoover AL 35244

20220805000306070

08/05/2022 11:57:48 AM

DEEDS 1/2

[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 **One Million Fifty Thousand Dollars and 00/100 Dollars (\$1,050,000.00)**, 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 of which is acknowledged. I or we, **Mark Schuback and Karen Schuback, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 4044 OLD CANABA PKWY, HEREN, AL 35080, bargain, sell and convey unto **Stephen L. Rich and Brittany N. Rich** (herein referred to as grantees) whose mailing address is 3005 Adley Cir Hoover AL 35244 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 3005 Adley Circle, Hoover AL 35244 to wit:

Lot 1238A, according to the Survey of Blackridge Phase 2, Resurvey No. 1, as recorded in Map Book 51, Page 93, 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 minerals or mineral rights leased, granted or retained by prior owners.

\$945,000.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4 day of August, 2022


Mark Schuback


Karen Schuback

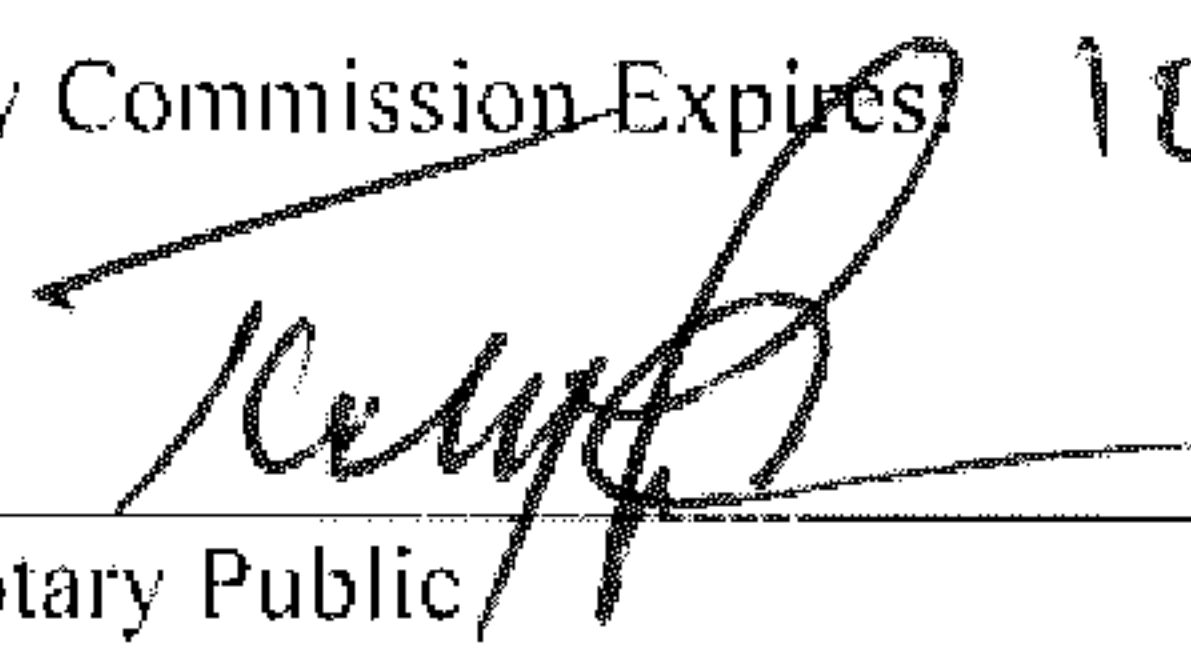
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Mark Shuback and Karen Schuback 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, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 4th day of August, 2022

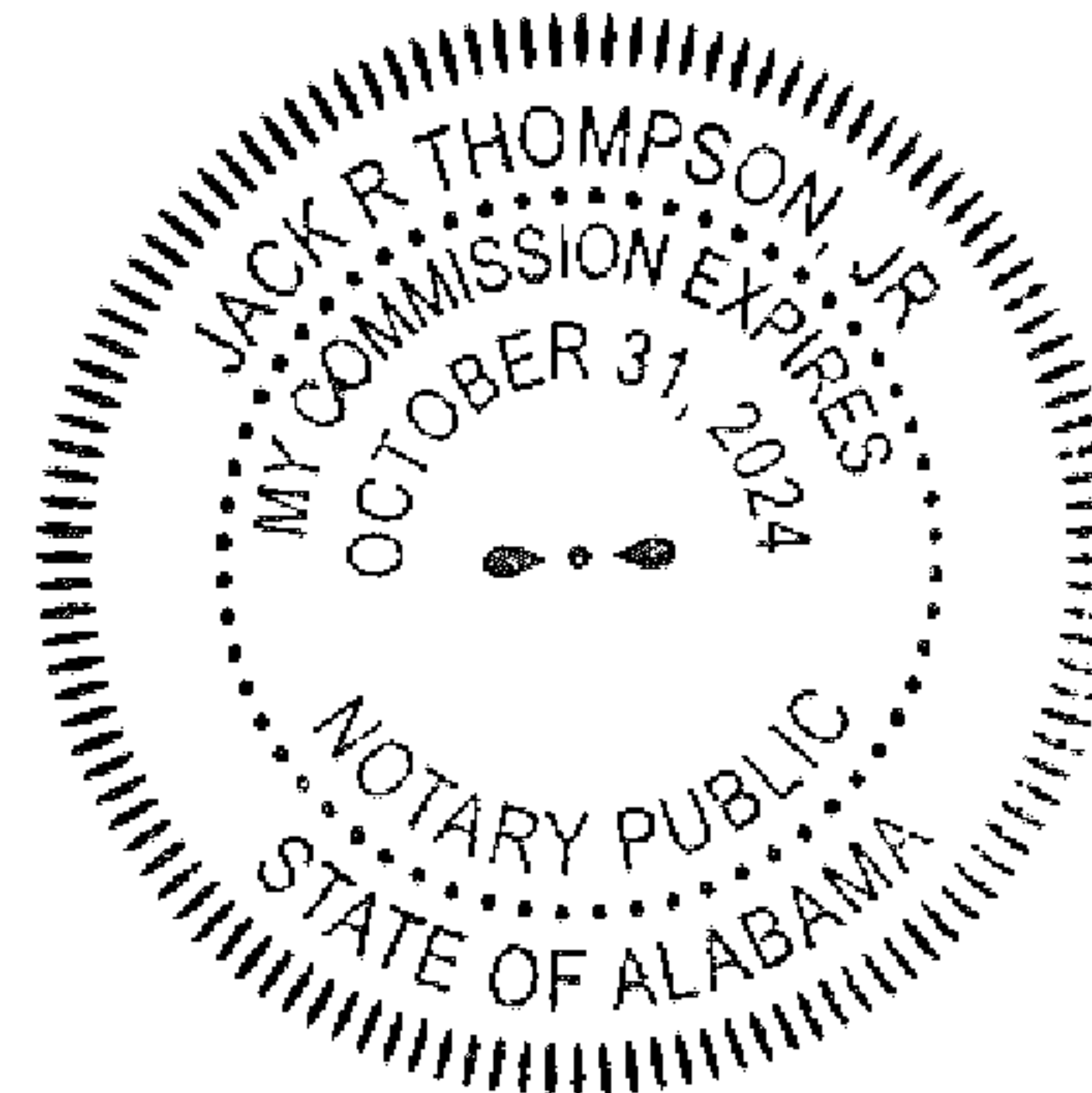
My Commission Expires

10/31/2024

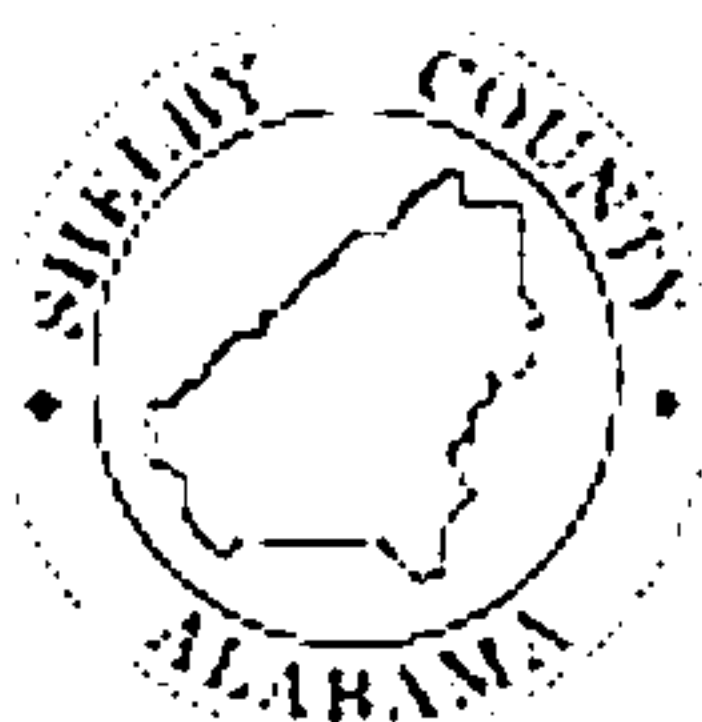

Notary Public

(S E A L)

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



File No. ATB3271



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2022 11:57:48 AM
\$130.00 JOANN
20220805000306070

Allen S. Bayl