

Send Tax Notice to:

1506 Arrowhead Trl
Alabaster AL 35007

20220805000307280

08/05/2022 02:58:54 PM

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 **Three Hundred Fifty-six Thousand and 00/100s Dollars (\$356,000.00)**, 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, **Sharon B. Von Hagel**, a **single person** (herein referred to as grantor, whether one or more) whose mailing address is 380 Shelby Farms Ln, Alabaster AL 35007 grant, bargain, sell and convey unto, **Scott Anthony Holmes and Malina Harrison Holmes** herein referred to as grantees) whose mailing address is 1506 Arrowhead Trl Alabaster AL 35007 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: **1506 Arrowhead Trail, Alabaster, AL 35007** to wit:

Lot 3, according to Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95 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.

Sharon B. Von Hagel, grantor herein, is the surviving spouse of Richard A. Von Hagel, deceased on or about February 25, 2014

\$320,400.00 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 4th day of AUGUST, 2022

Sharon B. Von Hagel
Sharon B. Von Hagel

STATE OF Alabama

Tetters COUNTY ss:

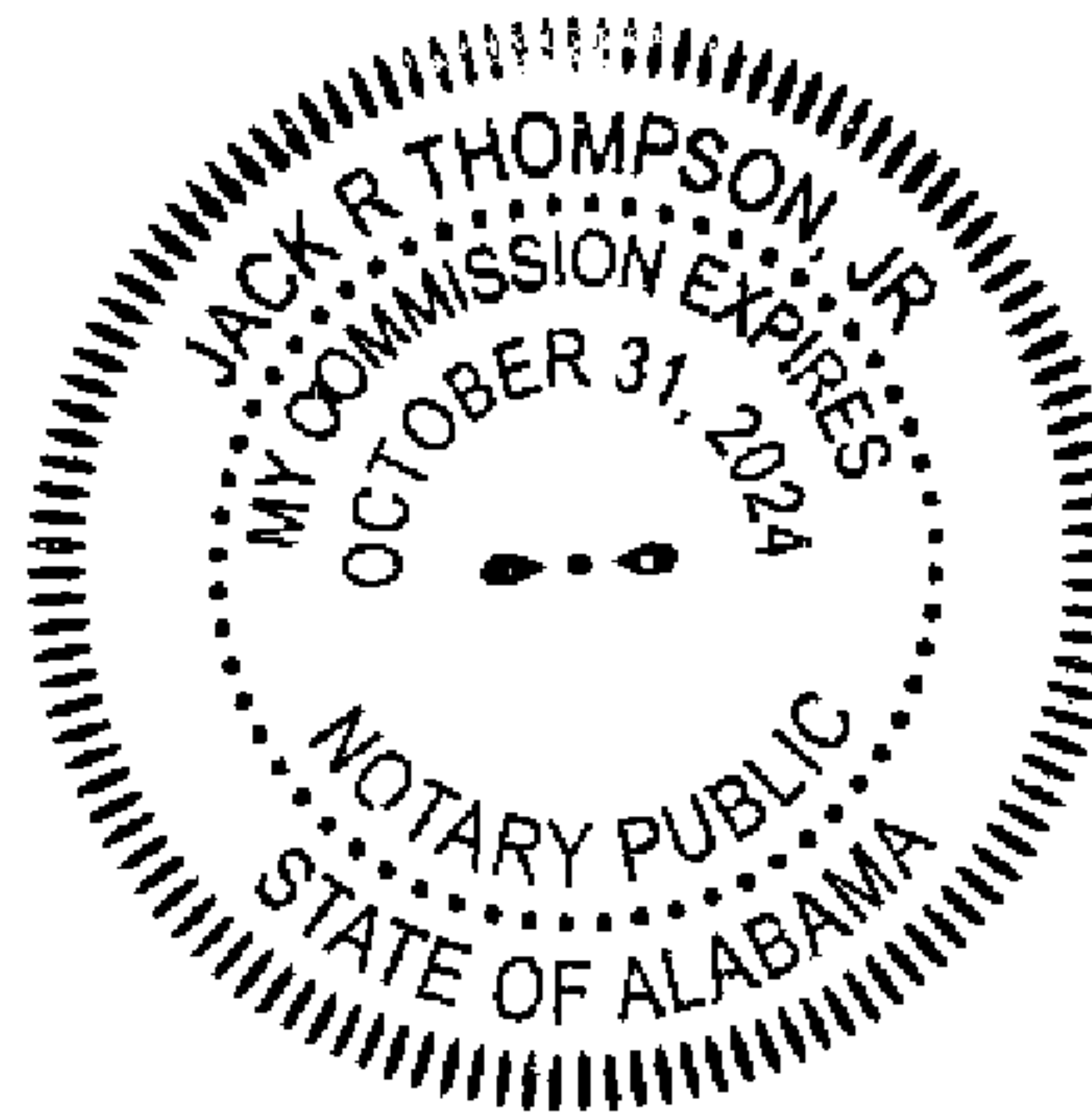
I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Sharon B. Von Hagel** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

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

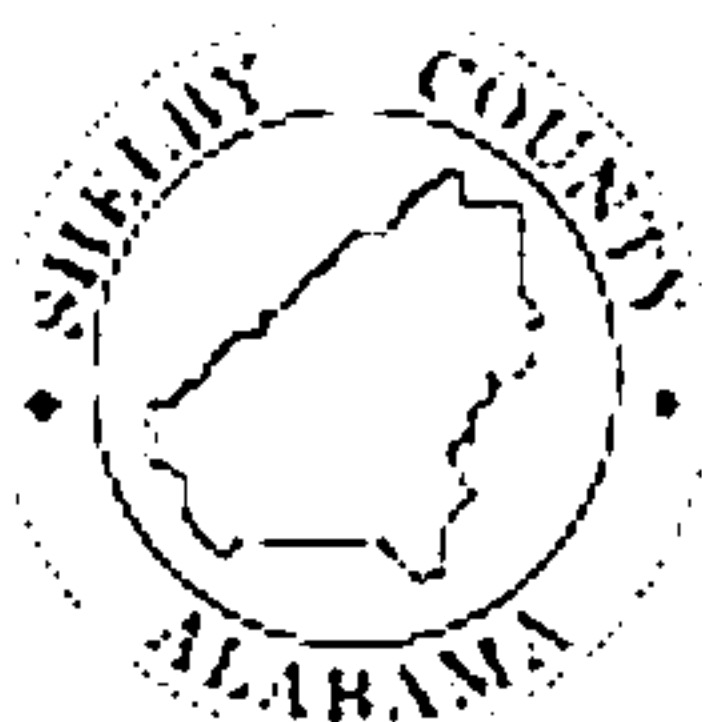
My Commission Expires: 10/31/2024

[Signature]
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
ATB3312



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/05/2022 02:58:54 PM
\$61.00 JOANN
20220805000307280

Alex S. Bayl