

This instrument was prepared by:
Mark E. Gualano
Attorney at Law
701 Chestnut Street
Vestavia Hills, AL 35216

Send Tax Notices to:
Michael Lance Buchanon
Sarah Elizabeth Martin
2560 16th St.
Calera, AL 35040

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Eighty Thousand Five Hundred and no/100 Dollars (\$180,500.00)** to the undersigned grantor(s) (whether one or more); in hand paid by the grantee(s) herein, the receipt and sufficiency of which is hereby acknowledged, I or we, **William Henry Tabony, Jr. and Shirley Badon Tabony, Husband and Wife** (herein referred to as grantor(s), whether one or more), grant, bargain, sell and convey to **Michael Lance Buchanon and Sarah Elizabeth Martin**, hereinafter referred to as grantee(s), whether one or more), the following described real estate situated in Shelby County, Alabama to-wit:

Lot 45 in Allendale Subdivision, according to Map of said Subdivision which is recorded in Map Book 4, Page 78 in the Probate Office of Shelby County, Alabama. Situated in Shelby County Alabama.

Shirley Badon Tabony is one and the same as Shirley Tabony.

\$171,000.00 of the purchase price recited herein was paid from the proceeds of a purchase money mortgage closed simultaneously herewith.

SUBJECT TO:

1. Ad valorem taxes for the current tax year.
2. Easements, restrictions, reservations and conditions of record.

TO HAVE AND TO HOLD, to the said Grantees as joint tenants with rights 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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/(we) the undersigned hereunto set my (our) hand(s) and seal(s) this 29th day of August, 2022.

William Henry Tabony, Jr. by Shirley Tabony his
William Henry Tabony, Jr. by Shirley Tabony his
Attorney in Fact *attorney in fact*

Shirley Badon Tabony
Shirley Badon Tabony

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Shirley Tabony as Attorney in Fact for William Henry Tabony, Jr. and Shirley Badon Tabony, individually**, whose name 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, she, in her capacity as Attorney in Fact and individually, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of August, 2022.

[Signature]
Notary Public

My commission expires:

7/22/25



