

Send Tax Notice to:

20220908000350620
09/08/2022 02:28:09 PM
DEEDS 1/2

Garrett Reaves
Joanna Reaves

4034 Highland Ridge Rd
Hoover, AL 35242

[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 **Four Hundred Ninety Thousand and 00/100 Dollars (\$490,000.00)**, 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, **Christina Douglas as Attorney In Fact for Chizuru Elliott, a married woman** (herein referred to as grantor, whether one or more) whose mailing address is 4509 High Court Circle Birmingham AL 35242 grant, bargain, sell and convey unto **Garrett Reaves and Joanna Reaves** (herein referred to as grantees) whose mailing address is 4034 Highland Ridge Rd. Hoover AL 35242 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 4034 Highland Ridge Road, Hoover, AL 35242 to wit:

Lot 46, according to the Survey of Final Plat of the Mixed Use Subdivision of Inverness Highlands, as recorded in Map Book 34, Page 45 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 minerals or mineral rights leased, granted or retained by prior owners.

\$0 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Said property does not constitute the homestead of the Grantor or her spouse.

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.

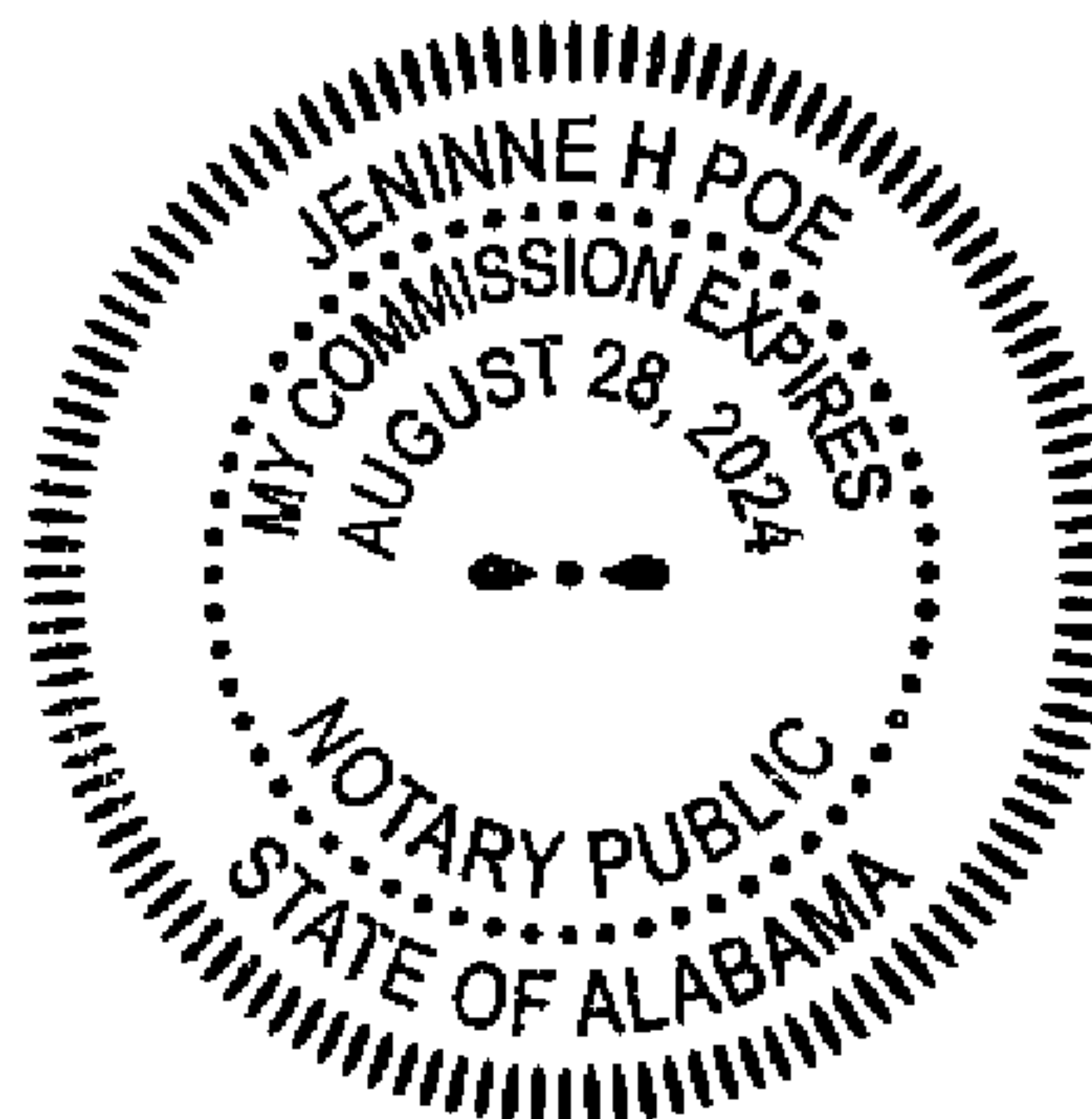
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 7th day of Sept, 2022
Chizuru Elliott by her Attorney
in fact Christina Douglas
Chizuru Elliott by her Attorney In Fact
Christina Douglas

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jeninne H Po, a Notary Public in and for said county in said state, hereby certify that Chizuru Elliott by her Attorney In Fact Christina Douglas 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 7th day of Sept, 2022

My Commission Expires: 8-28-24
Jeninne H Po
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. ATB3381



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/08/2022 02:28:09 PM
\$515.00 JOANN
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Allen S. Bayl