

Send Tax Notice to:

1115 Moody St  
Montevallo AL 35115

20221101000409480

11/01/2022 11:20:20 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 Hundred Ninety-five Thousand and 00/100s Dollars (\$195,000.00)**, 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, **Carla McGregor Darby, Personal Representative of the Estate of Betty Jean Coc, deceased in Probate Court of Autauga County, Alabama Case No. #22-229** (herein referred to as grantor, whether one or more) whose mailing address is 1344 County Road 19 N, Prattville, Alabama 36067 grant, bargain, sell and convey unto, **Joshua William Weeks and Rylee Jewel Holt** herein referred to as grantees) whose mailing address is 1115 Moody Street Montevallo AL 35115 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: **1115 Moody Street, Montevallo, AL 35115** to wit:

The Southeast two-thirds of Lot 6, Block "L" of Lyman's Addition to the Town of Montevallo as shown by map of Lyman's Addition as recorded in Map Book 3, Page 27, in the Probate Office of Shelby County, Alabama; said property being more particularly described as follows: Begin at the SE corner of said Lot 6, in Block "L" and turn in a Northwesterly direction along the Southwest boundary of Moody Street 100 feet; thence run in a Southwesterly direction at right angles to Moody Street 100 feet; thence in a Southeasterly direction parallel to said Moody Street 100 feet to the NW boundary of Nabors Street; thence in a Northwesterly direction along the Northwest boundary of said Nabors Street 100 feet to the point of beginning, 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.

\$165,000.00 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.

Poor Quality

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31 day of October, 2022

*Carla McGregor Darby, Personal Representative  
of the Estate of Betty Jean Coe*

**Carla McGregor Darby, Personal Representative of  
the Estate of Betty Jean Coe, deceased in Probate  
Court of Autauga County, Alabama Case No. #22-229**

STATE OF Alabama

Shelby COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state,  
hereby certify that **Carla McGregor Darby, Personal Representative of the Estate of Betty Jean Coe,  
deceased in Probate Court of Autauga County, Alabama Case No. #22-229** 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, she as Personal Representative executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31<sup>st</sup> day of October, 2022

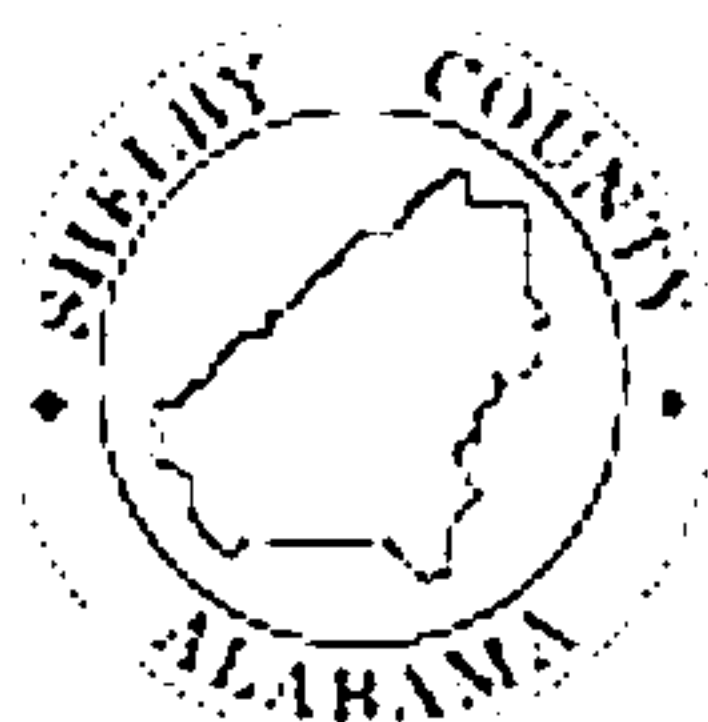
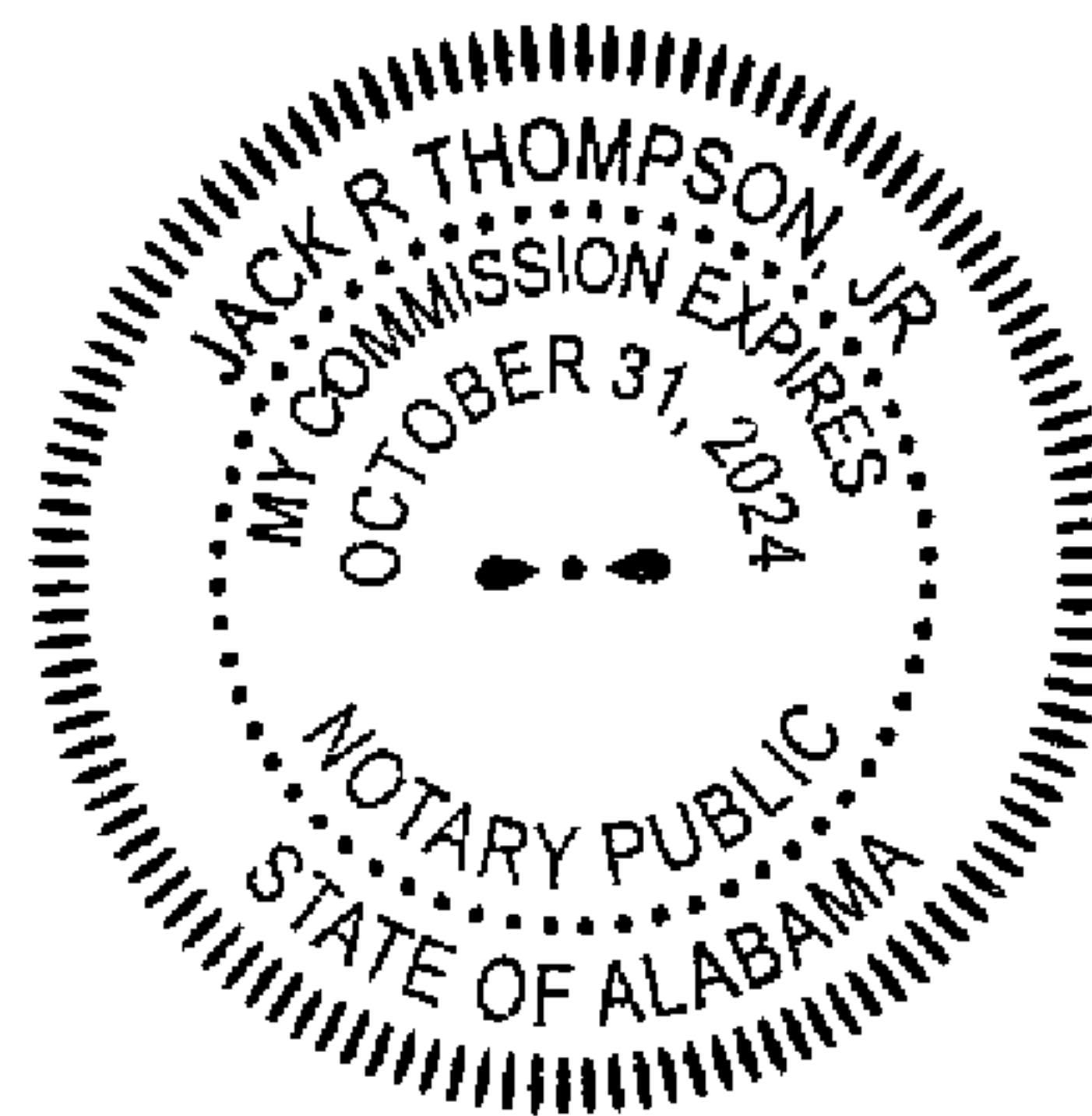
My Commission Expires:

10/31/2024

*Jack R. Thompson, Jr.*  
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  
ATB3433



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/01/2022 11:20:20 AM  
\$55.00 JOANN  
20221101000409480

*Allie S. Bayl*