

This Instrument was Prepared by:

Send Tax Notice To: Lucas Cameron Brown
Laura Kandace Brown
119 Marlstone Ct.
Helena, AL 35080

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Ironton, AL 35210
File No.: 222711

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Four Hundred Seventy Nine Thousand Dollars and No Cents (\$479,000.00)**, 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 whereof is acknowledged, I or we, **Laurie Howard and Michael Shane Howard, a married couple,** whose mailing address is 11101 Hillwood Dr. Huntsville, AL 35803 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lucas Cameron Brown and Laura Kandace Brown, whose mailing address is 119 Marlstone Ct., Helena, AL 35080** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **119 Marlstone Ct., Helena, AL 35080**; to wit;

Lot 15, according to the Survey of Fieldstone Park- Fourth Sector, as recorded in Map Book 30, Page 107 and refiled in Map Book 31, Page 3, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$455,050.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28th day of October, 2022.

Laurie Howard
Laurie Howard

Michael Shane Howard
Michael Shane Howard

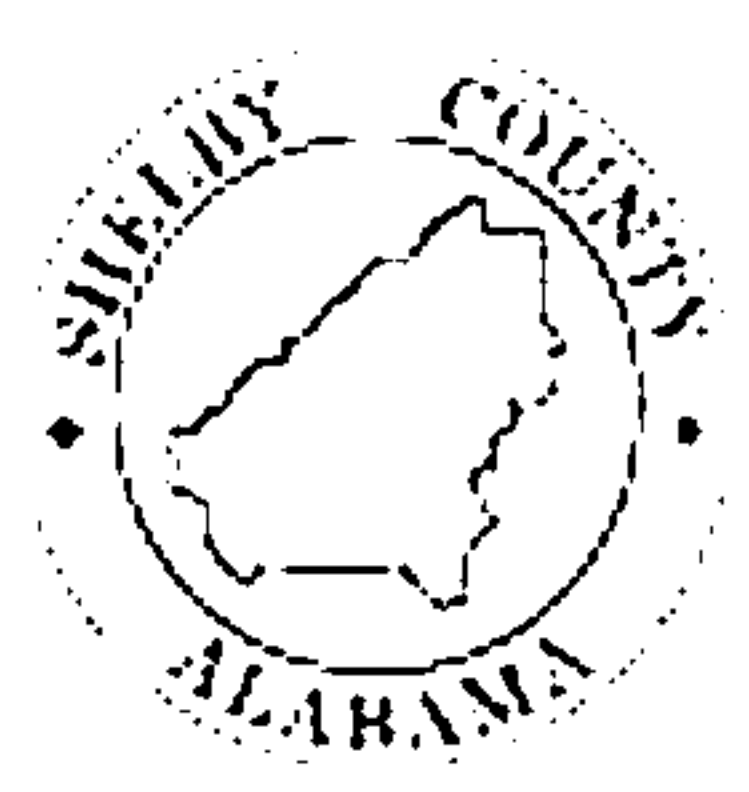
State of Alabama

County of Shelby
~~Jefferson~~

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Laurie Howard and Michael Shane Howard, 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of October, 2022.

Debra Vaughn Escott
Notary Public, State of Alabama
My Commission Expires: 9/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/02/2022 02:29:47 PM
\$49.00 JOANN
20221102000411390

Allie S. Bayl