

Send Tax Notice to:

333-Hidden Ct  
Montevallo AL 35115

20221122000430180  
11/22/2022 09:30:03 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 **Two Hundred Forty Thousand and 00/100s Dollars (\$240,000.00)**, 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, **Stephanie Brooke Malone, an unmarried person** (herein referred to as grantor, whether one or more) whose mailing address is 14052 County Road 57, Jemison, AL 35085 grant, bargain, sell and convey unto, **David Varner and Albinka Varner** herein referred to as grantees) whose mailing address is 333 Hidden Ct 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: **333 Hidden Court, Montevallo, AL 35115** to wit:

Lot 78, according to the Map of The Lakes at Hidden Forest Phase 4, as recorded in Map Book 53, Page 29A, 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.

\$ 245,820.00 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 21 day of November, 2022

Stephanie Brooke Malone  
**Stephanie Brooke Malone**

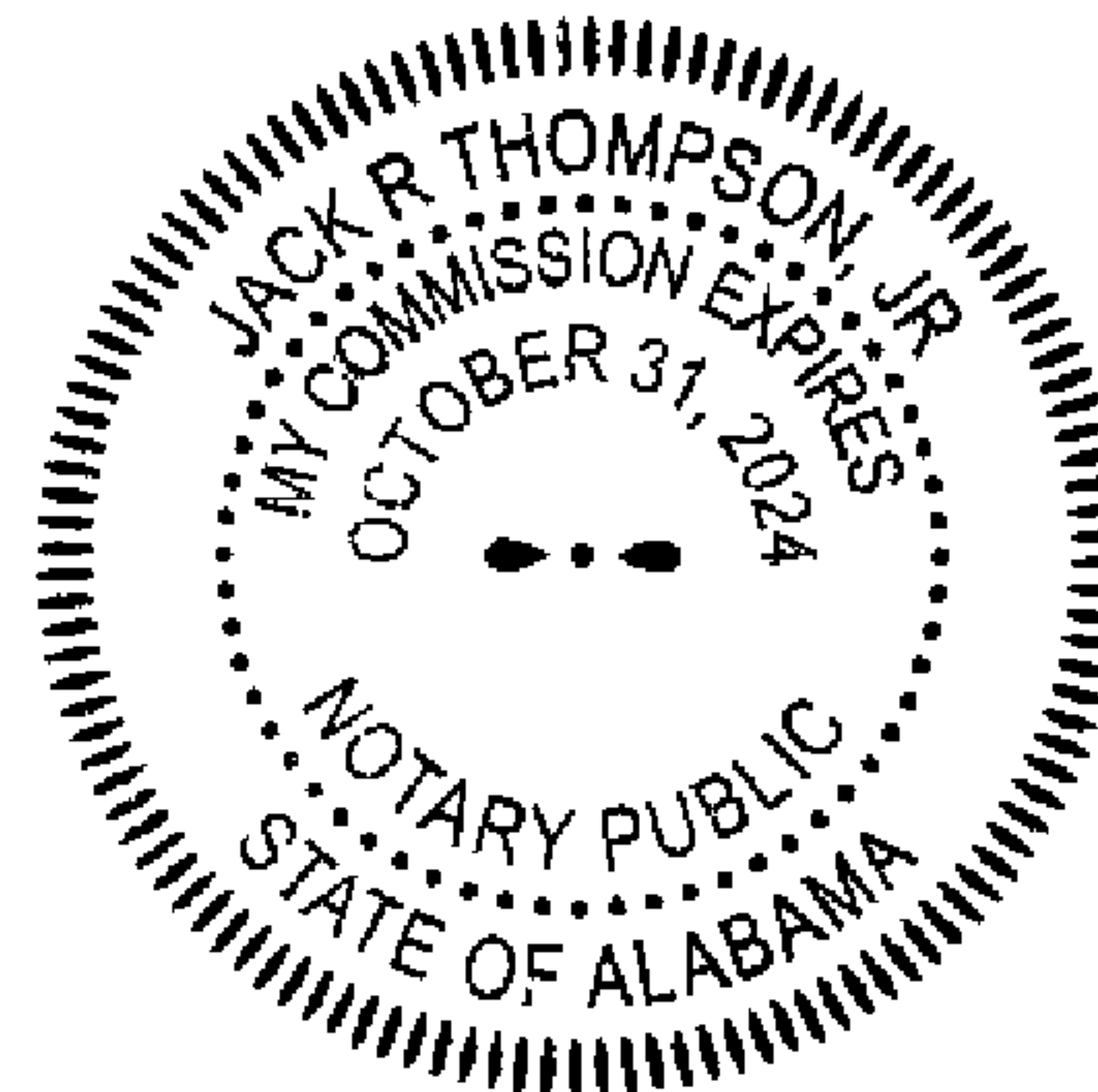
STATE OF Alabama

Shelby COUNTY ss:

I, Jack R. Thompson, a Notary Public in and for said county in said state, hereby certify that **Stephanie Brooke Malone** 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.

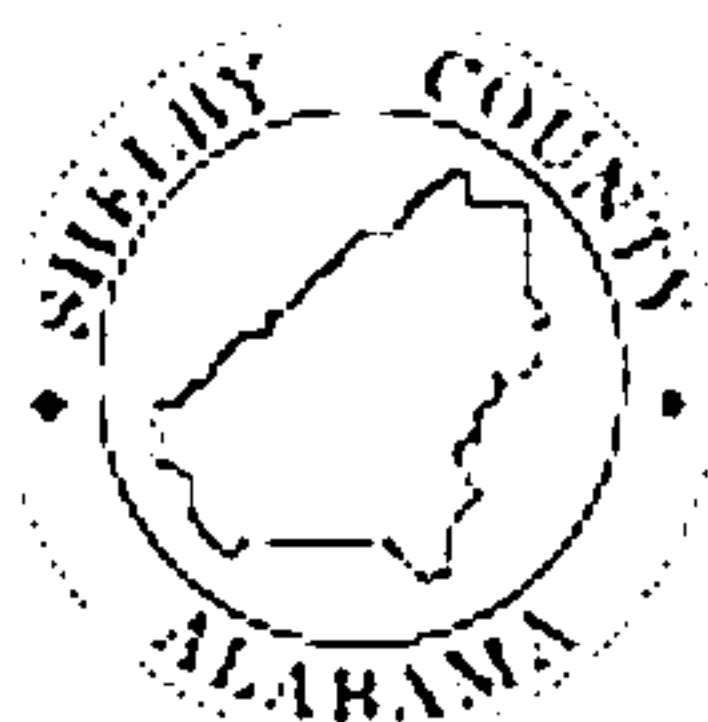
WITNESS my hand and official seal in the county and state aforesaid this the 21<sup>ST</sup> day of Nov, 2022

My Commission Expires: 10/31/2024  
[Signature]  
Notary Public



(SEAL)

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  
ATB3444



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/22/2022 09:30:03 AM  
\$26.00 JOANN  
20221122000430180

Allie S. Bayl