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This Instrument Was Prepared By:  
Rodney S. Parker, Attorney at Law  
2550 Acton Road, Suite 210  
Birmingham, AL 35243  
File No. 2023-01-6621  
Documentary Evidence: Sales Contract

DEEDS 1/2  
Send Tax Notice To:  
David W. Elliott and  
Janet C. Elliott  
312 Bradberry Lane  
Birmingham, AL 35242  
(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA            )  
COUNTY OF JEFFERSON        )

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Four Hundred Fifteen Thousand and 00/100 Dollars (\$415,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Nancy W. Bahos as Trustee of the Weldon Living Trust, dated October 15, 2002, and any amendments thereto**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **David W. Elliott and Janet C. Elliott**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 41, according to the Survey of Cobblestone Square Subdivision, as recorded in Map Book 16, page 153, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Address of the property: 312 Bradberry Lane, Birmingham, AL 35242

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, itself, its successors, and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

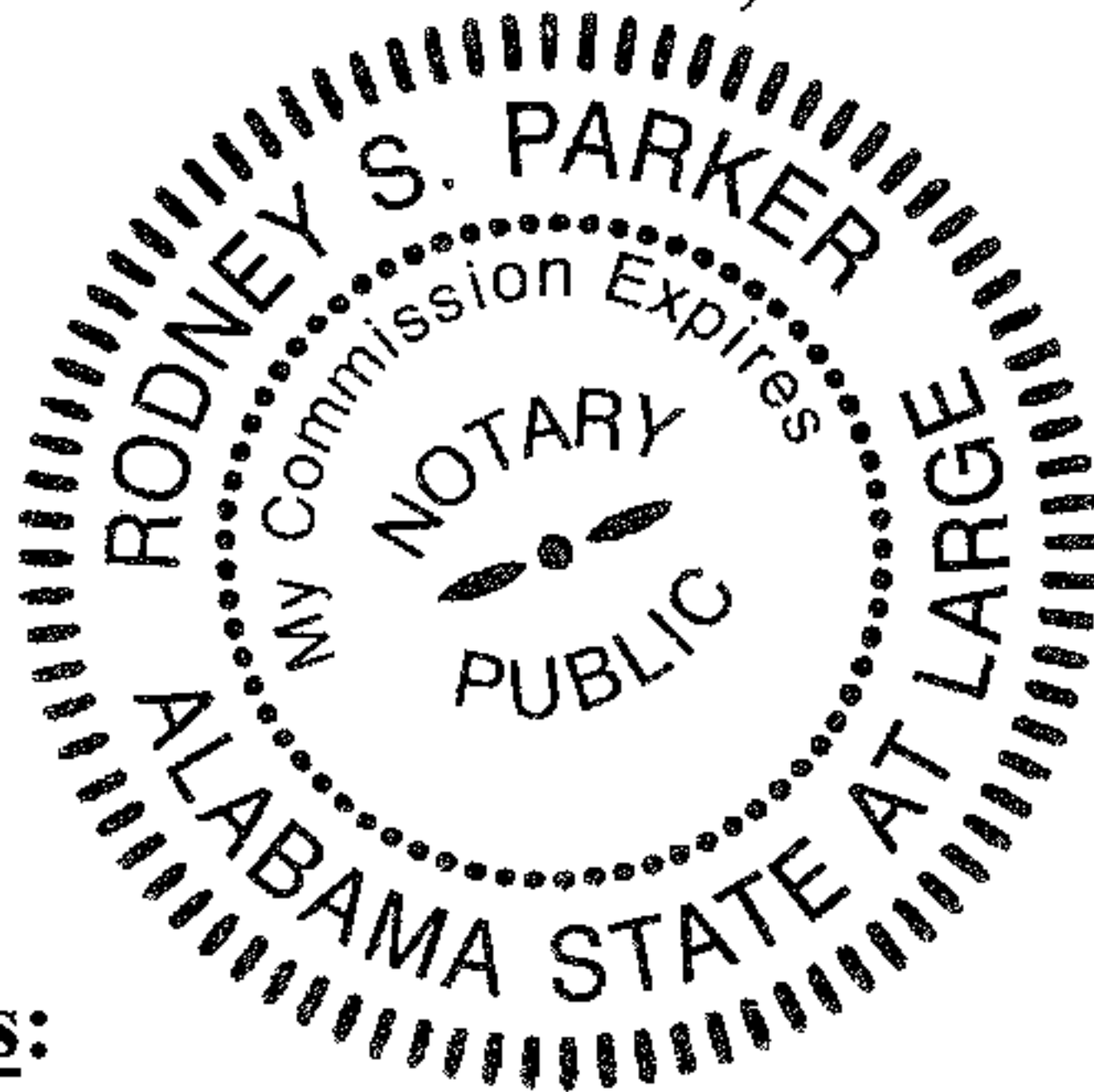
IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 31st day of January, 2023.

Nancy W. Bahos, Trustee (Seal)  
Nancy W. Bahos as Trustee of the Weldon Living Trust,  
dated October 15, 2002, and any amendments thereto

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nancy W. Bahos**, whose name is signed as **Trustee of the Weldon Living Trust, dated October 15, 2002, and any amendments thereto**, to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, she in her capacity as Trustee, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 31st day of January, 2023.



[Signature]  
Notary Public Rodney S. Parker  
My Commission Expires: 12/04/2024

**Grantor's Mailing Address:**

313 Bradberry Lane  
Birmingham, AL 35242



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$440.00 BRITTANI  
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Allen S. Bayl