

Send Tax Notice to:

Courtney Rose Easley  
David Bradley Easley  
3516 Stonecreek Place  
Helena, AL 35080

20230309000065520  
03/09/2023 01:07:00 PM  
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 **Three Hundred Twenty Thousand and 00/100 Dollars (\$320,000.00)**, 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, **Patricia S. Ernst, an unmarried woman and Richard L. Page, an unmarried man** (herein referred to as grantor, whether one or more) whose mailing address is PO Box 2346 Decatur, IL 62526 is grant, bargain, sell and convey unto **Courtney Rose Easley and David Bradley Easley** (herein referred to as grantees) whose mailing address is 3516 Stonecreek Place, Helena, AL 35080 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 3516 Stonecreek Pl., Helena AL 35080 to wit:

Lot 1722, according to the Survey of Old Cahaba IV, 2nd Addition, Phase 6, as recorded in Map Book 34, Page 67, 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.

\$304,000.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8<sup>th</sup> day of MARCH, 2023

Patricia S. Ernst  
Patricia S. Ernst

Richard L. Page  
Richard L. Page

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Patricia S. Ernst and Richard L. Page** 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.

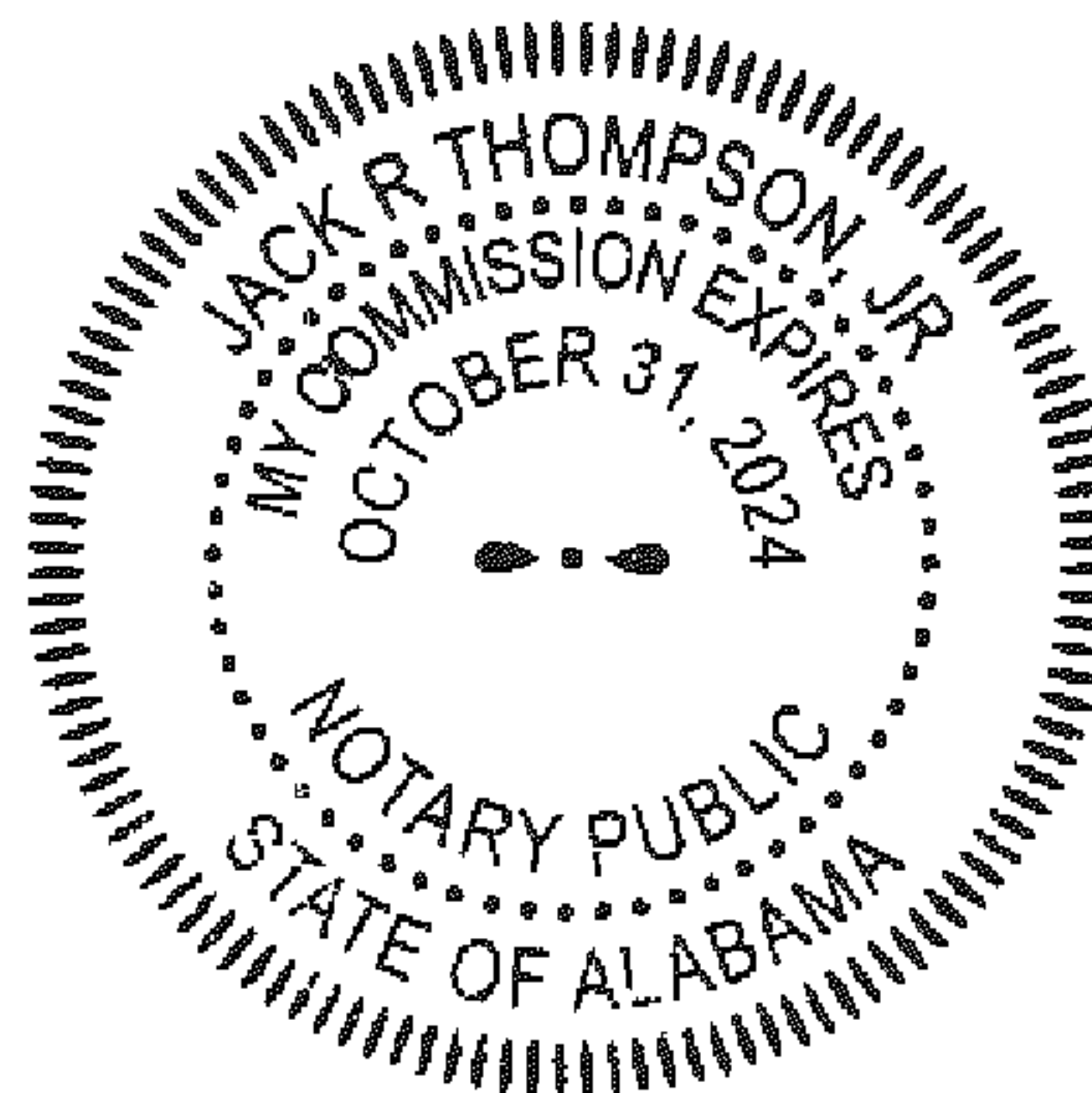
WITNESS my hand and official seal in the county and state aforesaid this the 8<sup>th</sup> day of MARCH, 2023

My Commission Expires: 10/31/2024

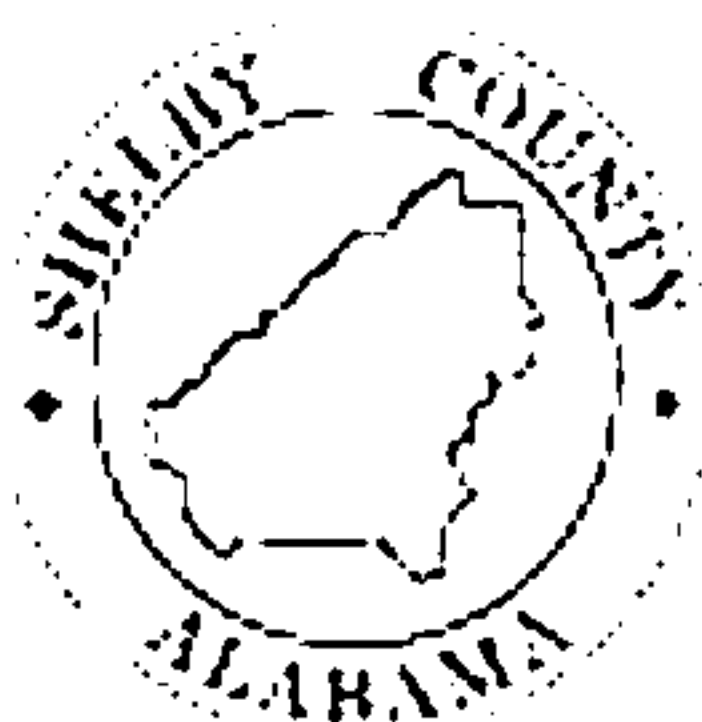
[Signature]  
Notary Public

(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



File No. ATB3547



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/09/2023 01:07:00 PM  
\$41.00 JOANN  
20230309000065520

Allie S. Bayl