

Send Tax Notice to:

James T. Langner
Andrea D. Langner
160 Woodbury Dr
Sterrett, AL 35147

[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 Sixty One Thousand Five Hundred Dollars and 00/100 Dollars (\$361,500.00)**, 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, **Allen Sweat and Marie Sweat, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1754 Sawmill Rd. Crossville, TN 38555 grant, bargain, sell and convey unto **James T. Langner and Andrea D. Langner a/k/a Andrea Schramek Langner** (herein referred to as grantees) whose mailing address is 160 Woodbury Dr Sterrett, AL 35147 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 160 Woodbury Dr., Sterrett, AL 35147 to wit:

Lot 534, according to the Survey of Forest Parks, 5th Sector, as recorded in Map Book 23, Page 155 A & B, 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.

\$343,425.00 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 7 day of April, 2023

[Signature]
Allen Sweat

[Signature]
Marie Sweat

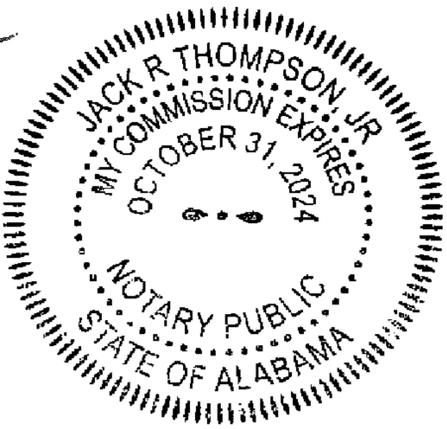
STATE OF Alabama

Tetlow COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Allen Sweat and Marie Sweat** 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 7th day of April, 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
ATB3623



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2023 10:19:52 AM
\$44.50 JOANN
20230410000099160

Allen S. Bayl