

2023-0314

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06/05/2023 11:01:16 AM
DEEDS 1/2

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS that ~~in consideration~~ ^{the Total Sales Price} of THREE HUNDRED FIFTY FIVE THOUSAND AND 00/100 DOLLARS (\$355,000.00)* and other valuable considerations to the undersigned GRANTORS, in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged we, **Wendy M. Weeks and Jenna Roberts, a married couple** (herein referred to as GRANTORS), do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Adrienne C. Foster and Jeffery W. Foster** (herein referred to as GRANTEES) for and during their joint lives, 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, to-wit: *per the sale contract

Lot 20, according to the Plat of Mallard Pointe, as said Map appears of record in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 10, at Page 70.

This conveyance is made subject to covenants, restrictions, reservations and easements heretofore imposed upon the subject property.

The property address is: 109 Mallard Pointe Dr, Pelham, AL 35124

The Grantors' mailing address is: 53 Tremont St, Concord, NH 03301

The Grantees' mailing address is: 109 Mallard Pointe Dr, Pelham, AL 35124

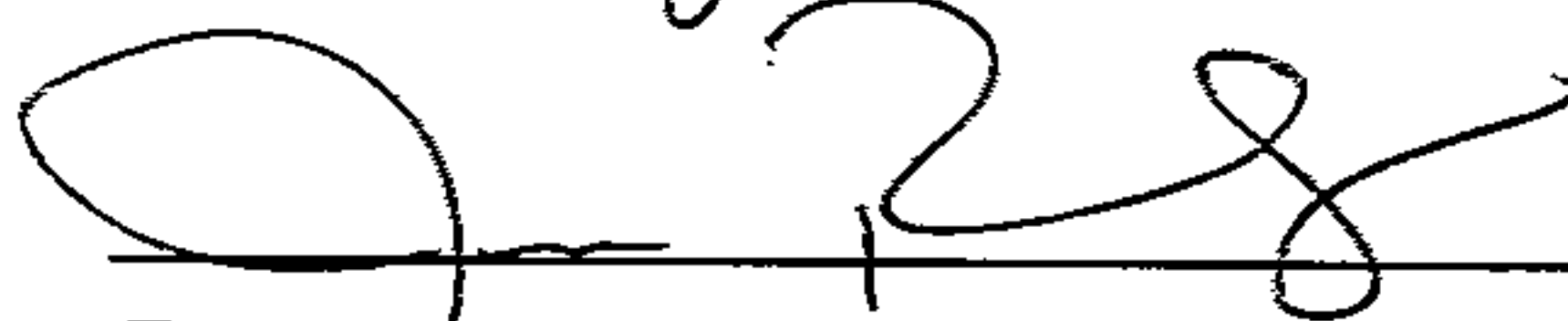
Date of Sale: June 1, 2023.

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 we do for ourselves and for our heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided; that we have a good right to sell and convey the same as aforesaid; and that we will, and 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, except as hereinabove provided.

IN WITNESS WHEREOF, we have hereunto set our hands this 30th day of May, 2023.


 Wendy M. Weeks

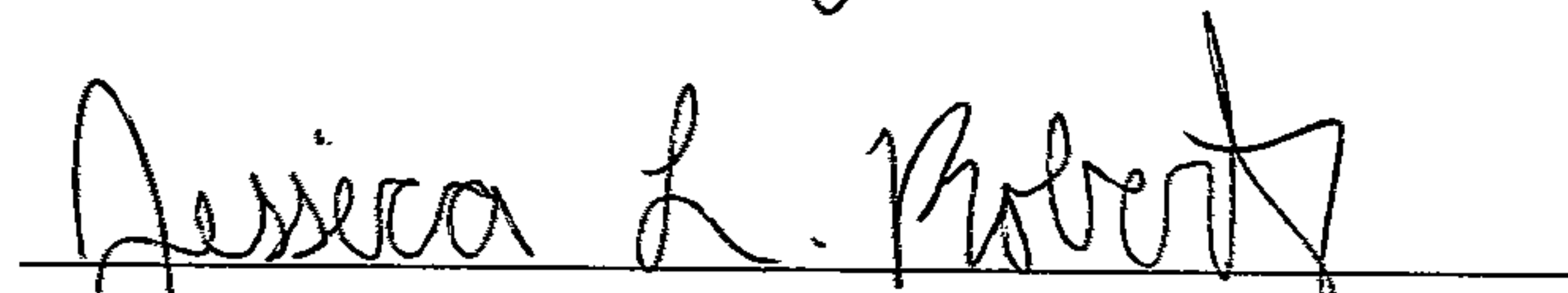

 Jenna Roberts

STATE OF New Hampshire

COUNTY OF Merrimack

I, the undersigned authority, a Notary Public hereby certify that **Wendy M. Weeks and Jenna Roberts**, whose names are signed to the foregoing conveyance, and who are known to me, personally appeared and acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of May, 2023.


 NOTARY PUBLIC
 Commission Expires: NOV. 22, 2026

Prepared By:
 L. BAILEY JACKSON
 ATTORNEY AT LAW
 6737 TAYLOR CIRCLE
 MONTGOMERY, AL 36117
 (334) 244-1934

JESSICA L ROBERTS
 Notary Public, State of New Hampshire
 My Commission Expires Nov. 22, 2026



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/05/2023 11:01:16 AM
 \$26.00 JOANN
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Allen S. Bayl