

Send Tax Notice to:

Cynthia Bryant Tillman  
William David Tillman  
1081 Southlake Cove  
Hoover, AL 35244

[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 **Four Hundred Thousand and 00/100 Dollars (\$400,000.00)**, 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, **Willie J. Edmiston, an unmarried man, Jeffrey Sellers Edmiston, an unmarried man and Melanie Edmiston Morgan, a married woman** (herein referred to as grantor, whether one or more) whose mailing address is 3850 Galleria Woods Dr, Apt 310, Hoover, Al 35244 grant, bargain, sell and convey unto **Cynthia Bryant Tillman and William D. Tillman** (herein referred to as grantees) whose mailing address is 1081 Southlake Cove, Hoover, Al 35244 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 1081 Southlake Cove, Hoover, Al 35244 to wit:

Lot 19, according to the Survey of Southlake Cove, as recorded in Map Book 12, Page 98, 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.

**\$160,000.00** of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Said property does not constitute the homestead of grantors Jeffrey Sellers Edmiston or Melanie Edmiston Morgan or her spouse.

**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 2 day of June, 2023

Willie J. Edmiston  
Willie J. Edmiston

Jeffrey Sellers Edmiston  
Jeffrey Sellers Edmiston

Melanie Edmiston Morgan  
Melanie Edmiston Morgan

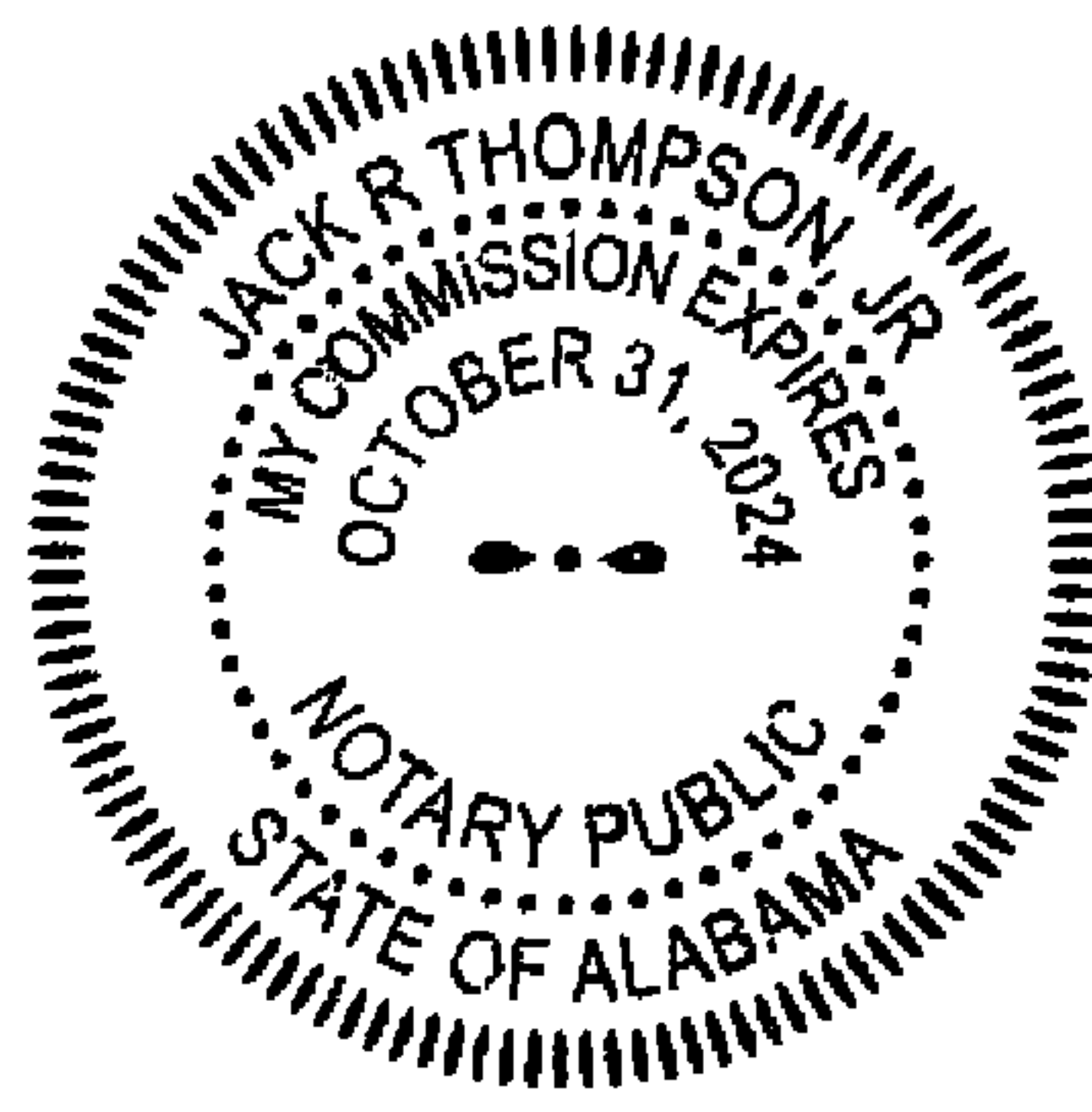
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Willie J. Edmiston, Jeffrey Sellers Edmiston and Melanie Edmiston Morgan** 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 2<sup>nd</sup> day of June, 2023

My Commission Expires: 10/31/2024

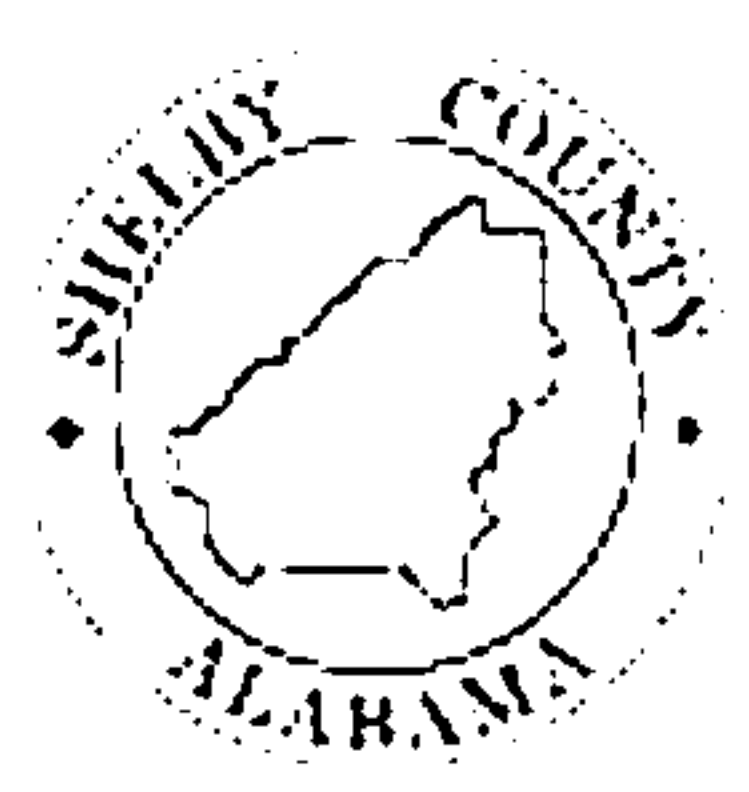
[Signature]  
Notary Public



(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. ATB3736



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/05/2023 02:41:15 PM  
\$266.00 JOANN  
20230605000169860

Allie S. Bayl