

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2023-05-6649
Documentary Evidence: Sales Contract

Send Tax Notice To:

Annie Freeman and
Gwendolyn Cork
100 Stratford Circle
Pelham, AL 35124
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Fifty-Six Thousand and 00/100 Dollars (\$256,000.00)**, 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, **Stacey Boutwell, Trustee of the Brown Living Trust, dated December 9, 2019, and any amendments thereto**, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Annie Freeman and Gwendolyn Cork**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 44, according to the Map and Survey of Stratford Place, Phase IV, as recorded in Map Book 14, page 69, in the Office of the Judge of Probate of Shelby County, Alabama.

Address of Property: 100 Stratford Circle, Pelham, AL 35124

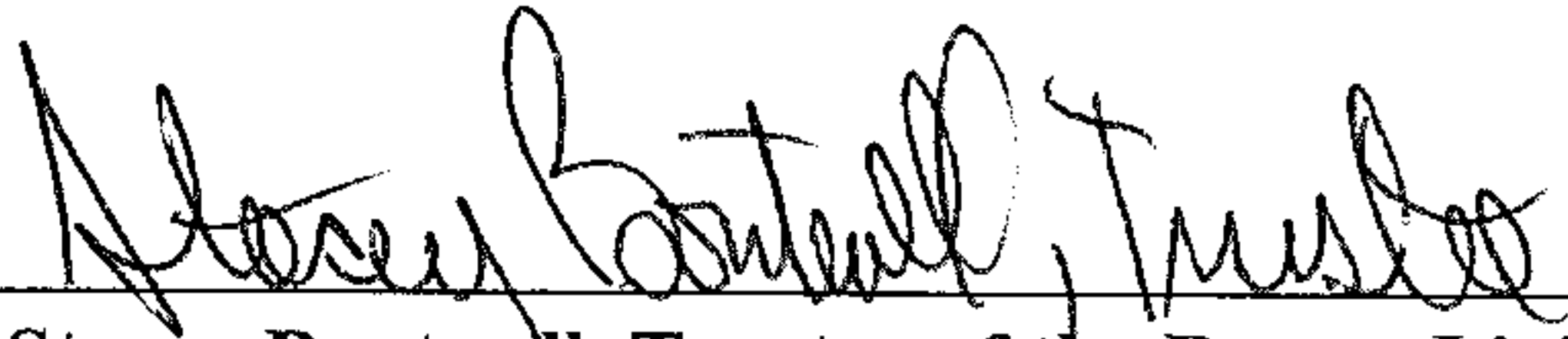
\$101,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 even 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, for its heirs, 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 heirs, successors, and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

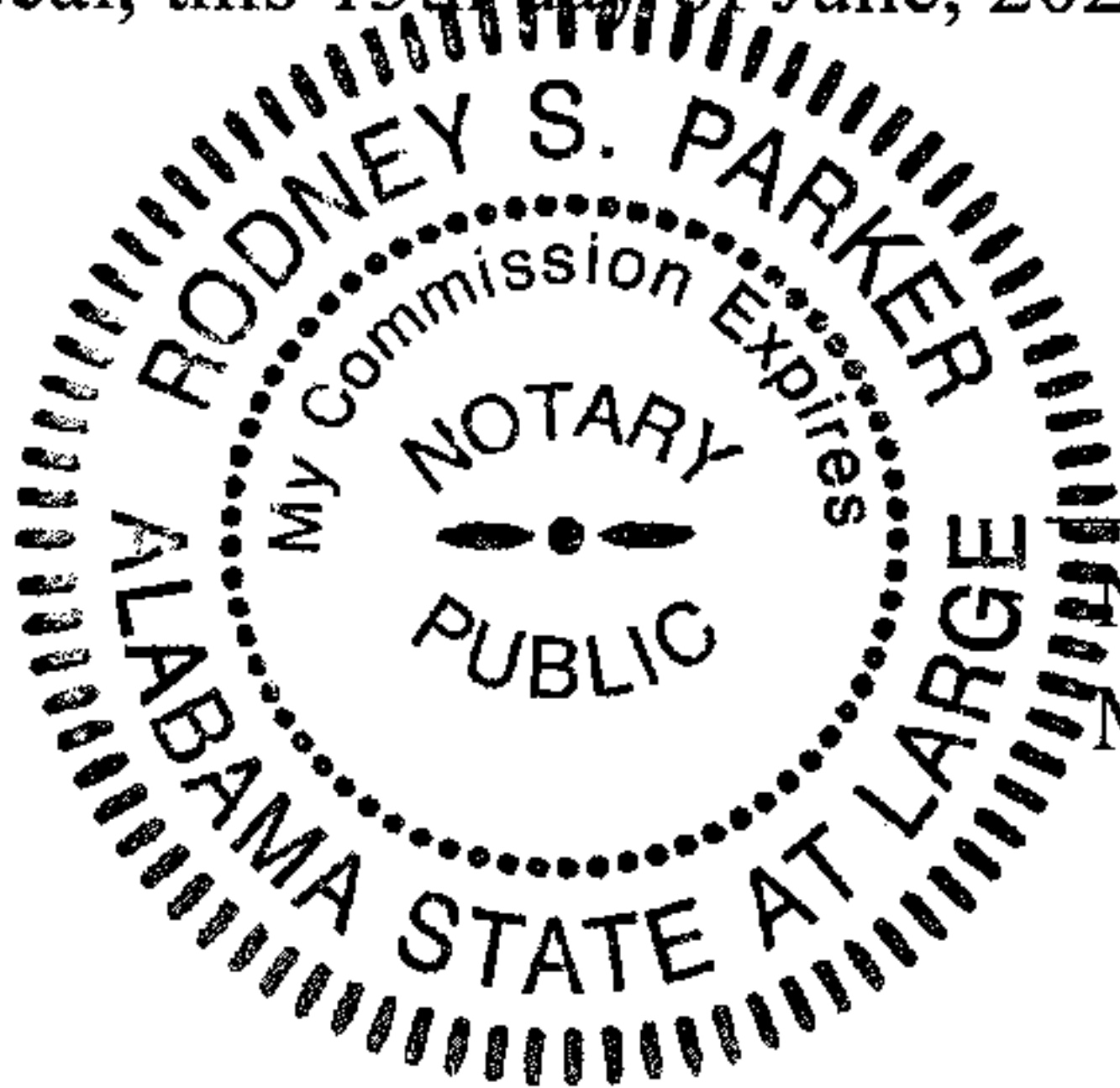
IN WITNESS WHEREOF, the said Grantor has set its hand and seal, this 13th day of June, 2023.

 (Seal)
Stacey Boutwell, Trustee of the Brown Living Trust,
Dated December 9, 2019, 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 **Stacey Boutwell**, whose name is signed to the foregoing conveyance as Trustee of the Brown Living Trust, dated December 9, 2019, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he executed the same voluntarily and with full authority on the date the same bears date.

Given under my hand and official seal, this 13th day of June, 2023.




Notary Public Rodney S. Parker
My Commission Expires: 12/04/2023

Grantor's Mailing Address:

**2604 Oakleaf Circle
Helena, AL 35022**



**Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/13/2023 02:29:42 PM
\$180.00 PAYGE
20230613000177610**

