

Send Tax Notice to:

5204 Kirkwall Lane
Birmingham AL 35242

[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 **Five Hundred Fifty Thousand and 00/100s Dollars (\$550,000.00)**, 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 where is acknowledged. I or we, **Mary K. Pate, a widowed person by and through her Attorney-in-Fact Celita Pate Deem** (herein referred to as grantor, whether one or more) whose mailing address is 504 Windchase Circle, Birmingham, AL 35242 grant, bargain, sell and convey unto, **Brandon Williams and Kristin Nelson Williams** herein referred to as grantees) whose mailing address is 5204 Kirkwall Lane, Birmingham AL 35242 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: **5204 Kirkwall Birmingham, AL 35242** to wit:

Lot 22, Block 1, according to the Survey of Kirkwall, A Subdivision of Inverness, as recorded in Map Book 6, page 152 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.

\$440,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Mary K. Pate is the Surviving Grantee of that certain Deed recorded in Real 48, page 154, The other Grantee, Donald R. Pate having died on or about 10/22/2021./

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 14th day of June, 2023

Mary K. Pate by and through her Attorney-in-Fact
Mary K. Pate, by and through
her Attorney-in-Fact Celita Pate Deem
Celita Pate Deem

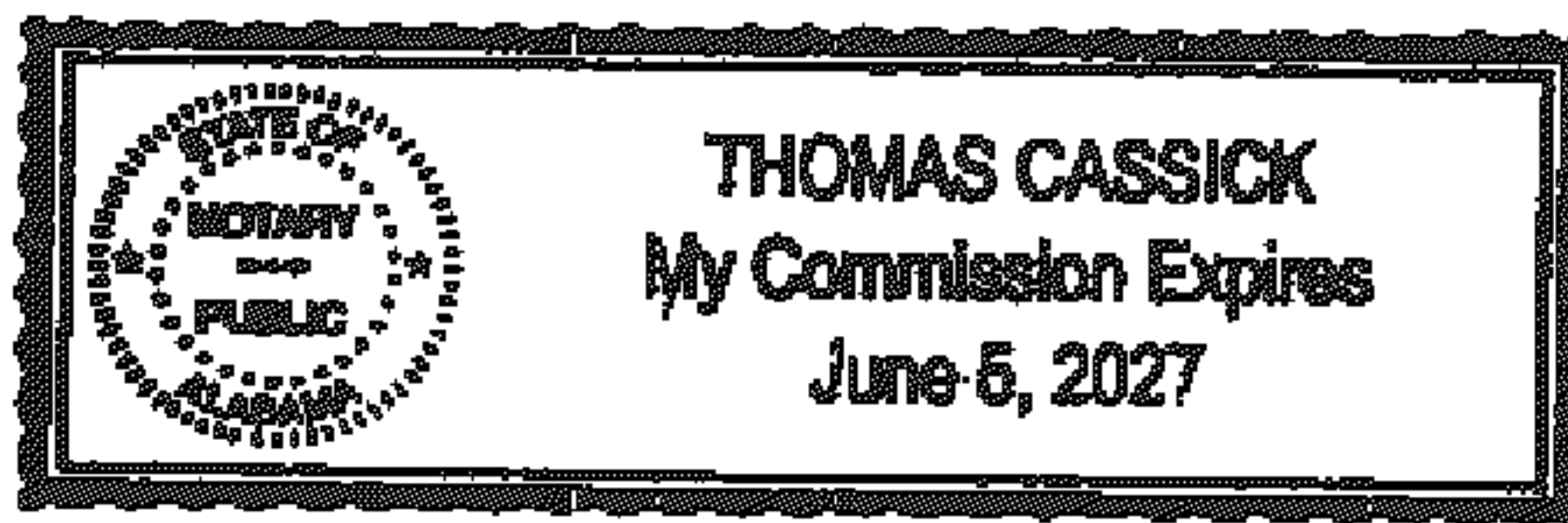
STATE OF Alabama Jefferson COUNTY ss:

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Mary K. Pate, by and through her Attorney-in-Fact Celita Pate Deem** 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, she as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 14th day of June, 2023

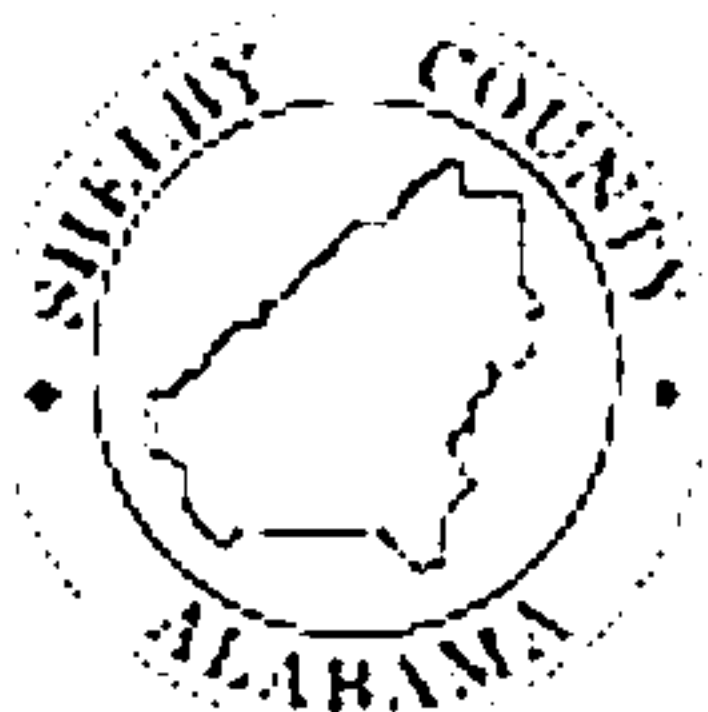
My Commission Expires: 6/5/27

Thomas Cassick
Notary Public



(S E A L)

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
ATB3741



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/16/2023 10:25:18 AM
\$135.00 JOANN
20230616000180700

Allie S. Bayl