

Send Tax Notice to:

Christopher M. Brown
Glenda Brown
606 Village Way
Pelham, AL 35124

[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 **One Hundred Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$187,500.00)**, 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, **Erika Monique Cunningham by Her Attorney in Fact Darnell Williams, an unmarried woman** (herein referred to as grantor, whether one or more) whose mailing address is 9340 Helena Ave #304, Birmingham, AL 35244 grant, bargain, sell and convey unto **Christopher M. Brown and Glenda Brown** (herein referred to as grantees) whose mailing address is 606 Village Way, Pelham, AL 35124 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 1194 Emerald Ridge Drive, Calera, AL 35040 to wit:

Lot 100, according to the Survey of Emerald Ridge, Sector II, as recorded in Map Book 38, Page 112, in the Office of the Judge of Probate 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.

Erika Monique Cunningham is one and the same as Erica Monique Cunningham, that certain Grantee referenced in the deed recorded as Instrument 20101018000347060 and the mortgage recorded as Instrument 20101018000347070 and assignment recorded as 20210510000229720 in the Probate Office of Shelby County, Alabama

\$0 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.

July, 2023 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of

Erika Monique Cunningham, by her Attorney In Fact, Darnell Williams
Erika Monique Cunningham, by her Attorney In Fact, Darnell Williams

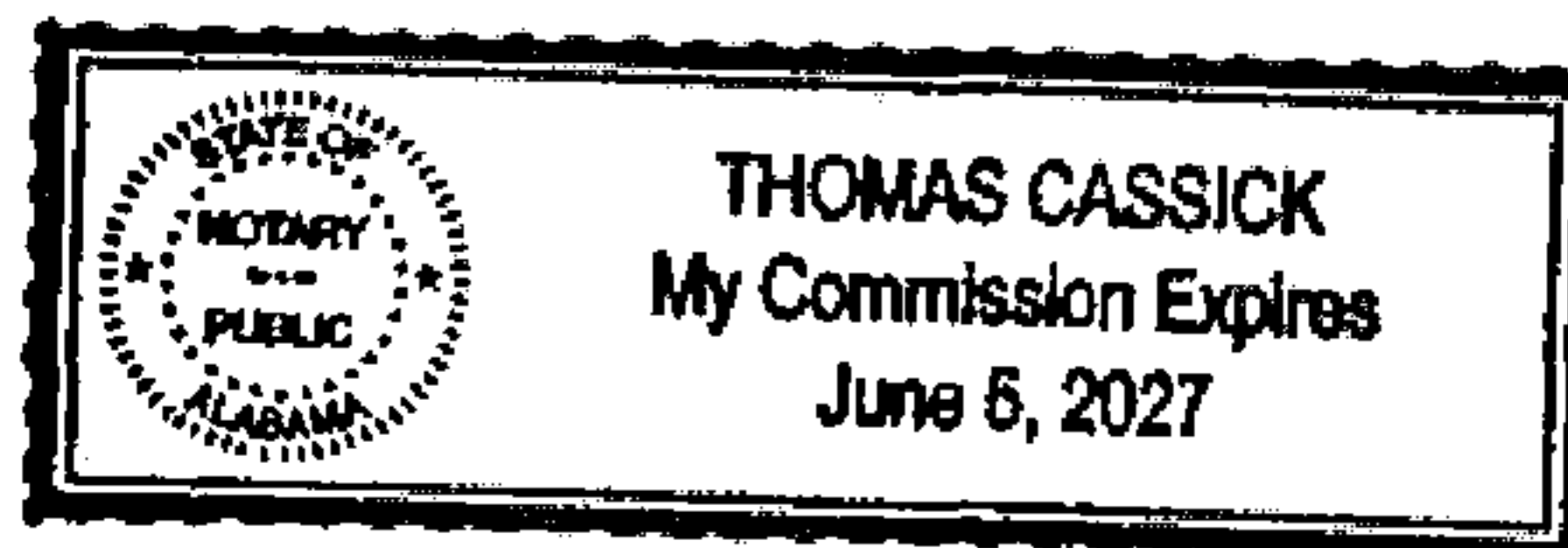
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Darnell Williams, as Attorney In Fact for Erika Monique Cunningham** 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 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 21st day of July, 2023

My Commission Expires: 6/5/2027

Thomas Cassick
Notary Public

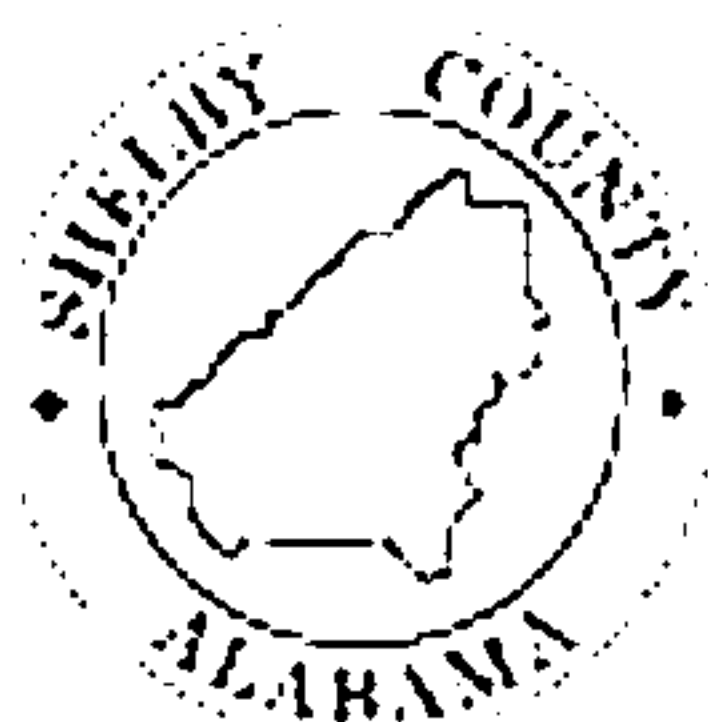


(S E A L)

This instrument was prepared by:
Thomas F. Cassick
Law Office of Thomas F. Cassick, LLC
2226 Williamsburg Dr
Pelham, AL 35124

(205) 848-8003

File No. ATB3820



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/24/2023 09:53:49 AM
\$212.50 BRITTANI
20230724000220450

Allen S. Bayl