

Send Tax Notice to:

425 Ashville Cir
Montevallo AL 35115-3663

[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 Twenty Thousand and 00/100s Dollars (\$420,000.00)**, 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, **Vanessa Ruth Hoggatt, a single person** (herein referred to as grantor whether one or more) whose mailing address is 425 Ashville Cir Montevallo AL 35115 grant, bargain, sell and convey unto, **Barrey H. Staggs and June W. Staggs** herein referred to as grantees) whose mailing address is 425 Ashville Cir Montevallo AL 35115 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: **425 Ashville Circle, Montevallo, AL 35115** to wit:

Lot No. 25 of the Hubbard and Givhan's Subdivision of the Northwest Quarter of Section 21, Township 22 South, Range 3 West, as filed in the Office of the Probate Judge of Shelby County, Alabama. Also a strip of land of uniform width 36 feet wide of the North side of Lot 26, according to Hubbard and Givhan's Subdivision of the Northwest Quarter of Northeast Quarter of Section 21, Township 22 South, Range 3 West, as shown by map of said subdivision recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

Less and Except:

The South 18 feet of a strip of land of uniform width 36 feet wide off the North side of Lot 26, according to Hubbard and Givhan's Subdivision of the Northwest Quarter of Northeast Quarter of Section 21, Township 22 South, Range 3 West, as shown by map of said subdivision recorded in Map Book 3, Page 12, 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.

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 17 day of August, 2023

Vanessa Ruth Hoggatt
Vanessa Ruth Hoggatt

STATE OF Alabama Baldwin COUNTY ss:

I, Traci Clem Newby, a Notary Public in and for said county in said state, hereby certify that **Vanessa Ruth Hoggatt** 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, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 17 day of August, 2023

My Commission Expires:

Traci Clem Newby
Notary Public

Traci Clem Newby
Notary Public, Alabama State At Large
My Commission Expires June 24, 2026

(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
ATB3858



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/21/2023 02:04:48 PM
\$445.00 PAYGE
20230821000251050

Allie S. Beal