

This Instrument Prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr. LLC
416 Yorkshire Drive
Birmingham, AL 35209
FILE NO. ATB3819

SEND TAX NOTICE TO:

Rod Anthony Alford
Amy Smith Alford
151 Churchill Drive
Alabaster/Maylene, AL 35114

[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 **Three Hundred Fifteen Thousand and 00/100s Dollars (\$315,000.00)**, 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, **Michael C. Eason by Ashley Vines his Attorney-in-Fact and Ashley Vines Eason a/k/a Ashley Vines, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 121 Kentwood Trail Alabaster AL 35007 grant, bargain, sell and convey unto, **Rod Anthony Alford and Amy Smith Alford** herein referred to as grantees) whose mailing address is 151 Churchill Drive, Alabaster/Maylene, AL 35114 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: **151 Churchill Drive, Alabaster/Maylene, AL 35114** to wit:

Lot 202, according to the Map of Cedar Grove at Sterling Gate, Sector 2, Phase 5, as recorded in Map Book 28, Page 91, 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.

Ashley Vines Eason and Ashley Vines are one and the same person.

\$325,395.00 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.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/28/2023 02:07:07 PM
\$27.00 CHARITY
20230828000259140

Ann S. Bayl

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 25 day of August, 2023

Michael C. Eason by Ashley Vines his Attorney-in-Fact
Michael C. Eason by Ashley Vines his Attorney-in-Fact

Ashley Vines Eason a/k/a Ashley Vines
Ashley Vines Eason a/k/a Ashley Vines

STATE OF Alabama

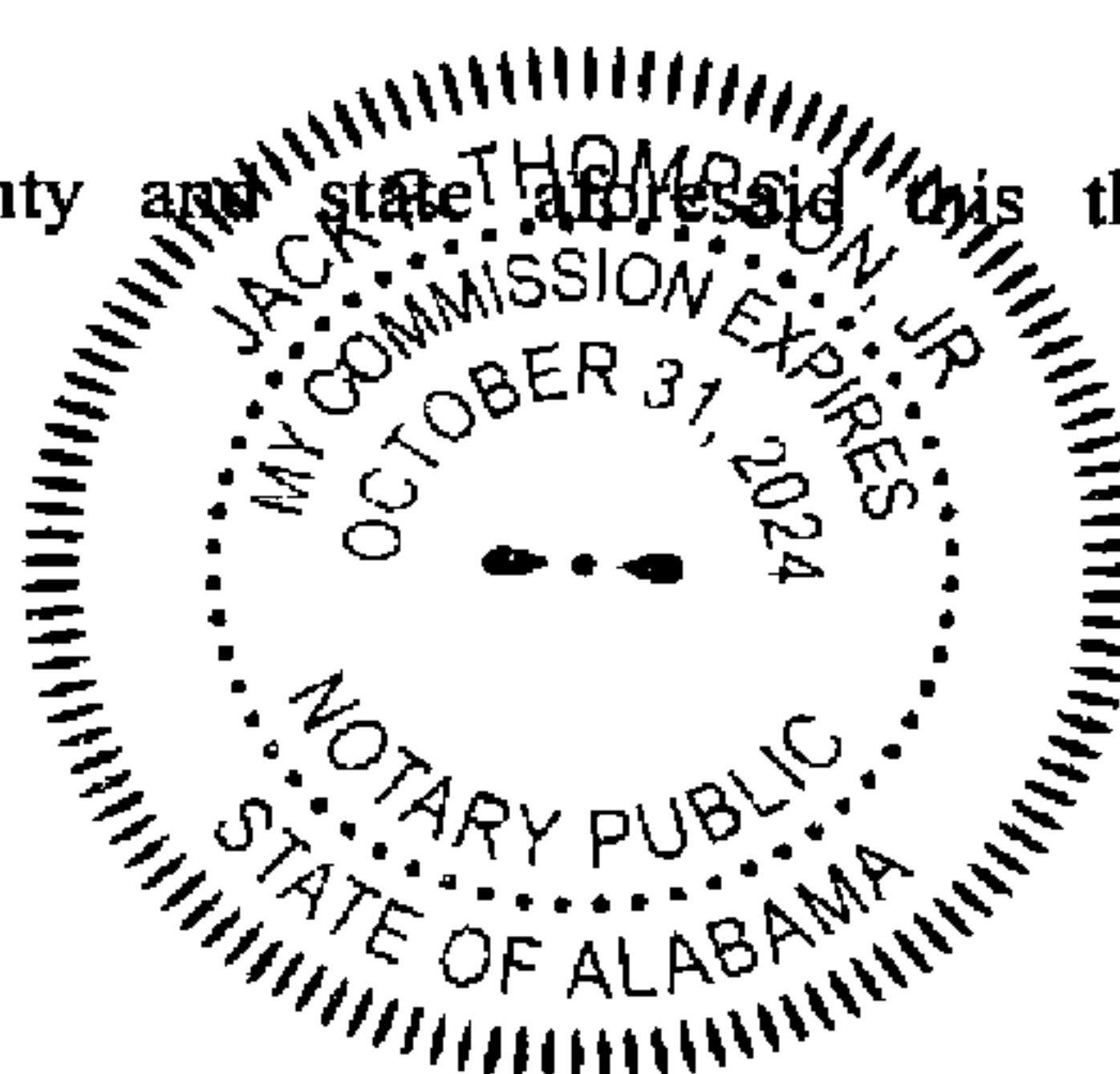
Tetters COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Michael C. Eason by Ashley Vines his Attorney-in-Fact** 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 25th day of Aug, 2023

My Commission Expires: 10/31/2024

[Signature]
Notary Public



STATE OF Alabama

Tetters COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Ashley Vines Eason a/k/a Ashley Vines** 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 25th day of Aug, 2023

My Commission Expires: 10/31/2024

[Signature]
Notary Public
(SEAL)

