

Send Tax Notice to:

207 Weatherly Club Dr.
Alabaster, AL 35007

[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 Ninety-two Thousand Five Hundred and 00/100s Dollars (\$392,500.00)**, 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 where is acknowledged. I or we, **John A. Myrick, a widowed person** (herein referred to as grantor, whether one or more) whose mailing address is 20 Hickory Hills Dr Alabaster AL 35007 grant, bargain, sell and convey unto, **Holly W. Bearden, John C. White and Tommie R. White** herein referred to as grantees) whose 207 Weatherly Club Dr. Alabaster AL 35007 mailing address is 207 Weatherly Club Dr. Alabaster AL 35007 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: **207 Weatherly Club Drive, Alabaster, AL 35007** to wit:

Lot 1-B, according to a Resurvey of Lots 1-B and 2-B of a Resurvey of Lots 1-A and 2-A, Weatherly Club Sector 14, as recorded in Map Book 22, Page 76, in the Probate Office of Shelby County, Alabama, the first resurvey having been recorded in Map Book 21, Page 109, in said Probate Office.

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.

John A. Myrick is the surviving grantee of that certain Deed recorded in Instrument #20110329000097250, the other grantee Barbara Myrick having died on November 23, 2022.

\$353,250.00 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 15th day of September, 2023


John A. Myrick

STATE OF Alabama

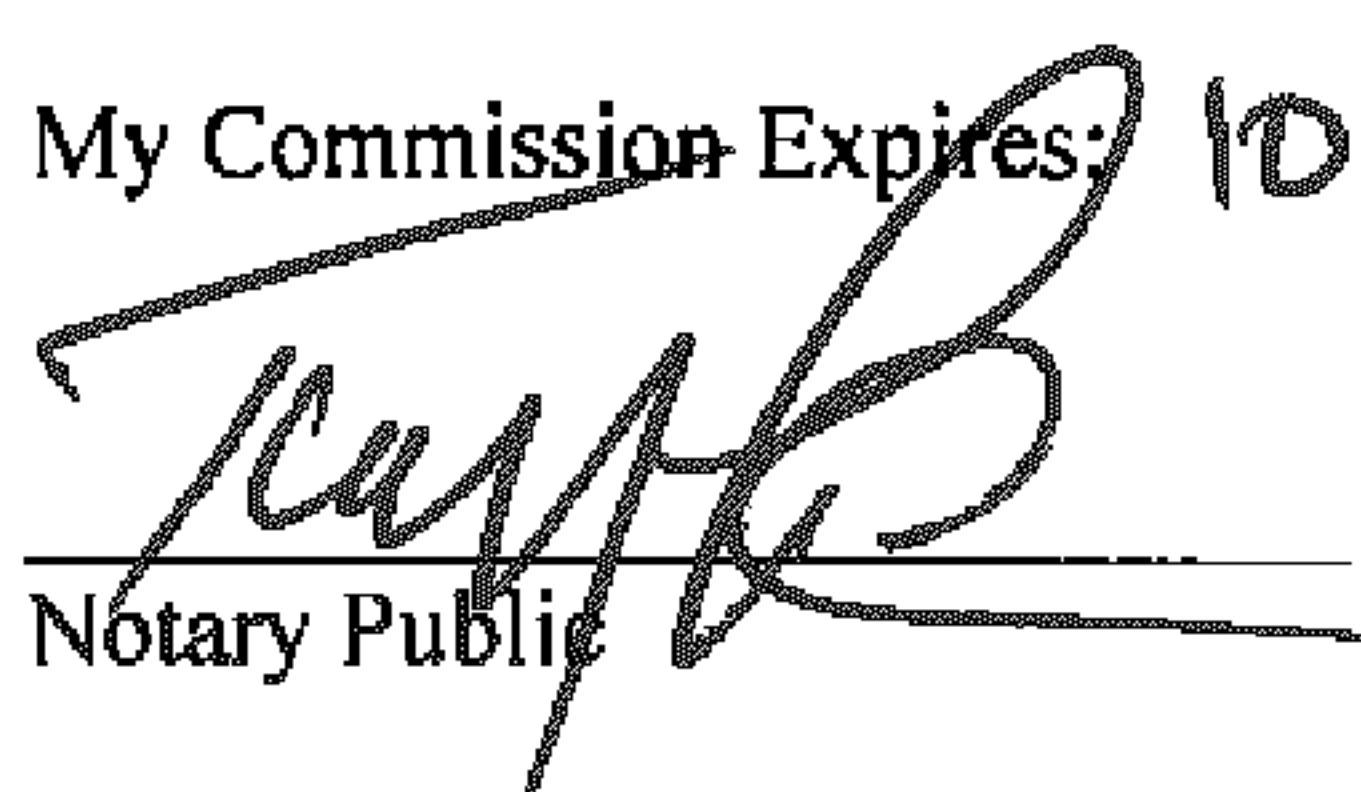
Shelby COUNTY ss:

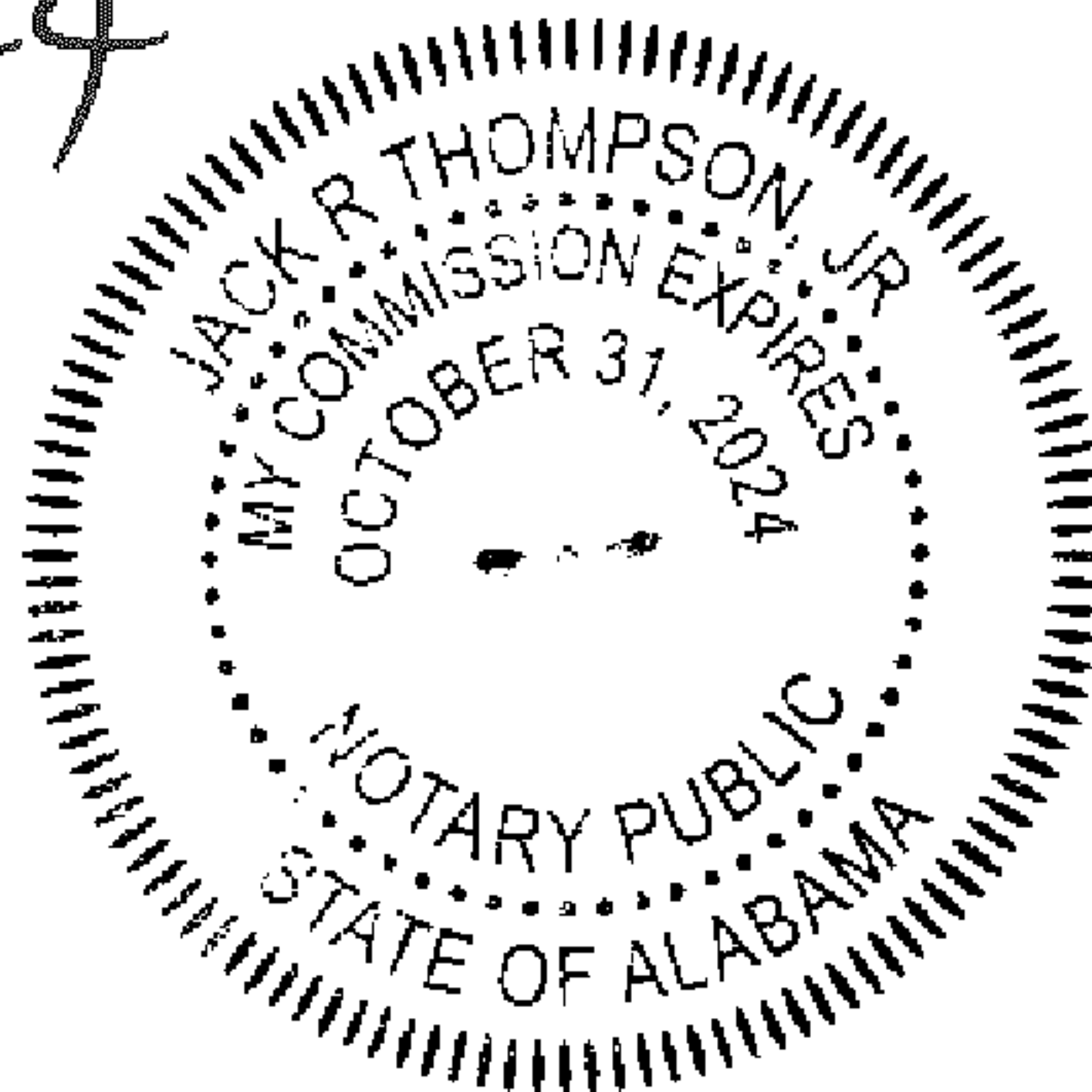
I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that, **John A. Myrick** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 15th day of Sept, 2023

My Commission Expires:

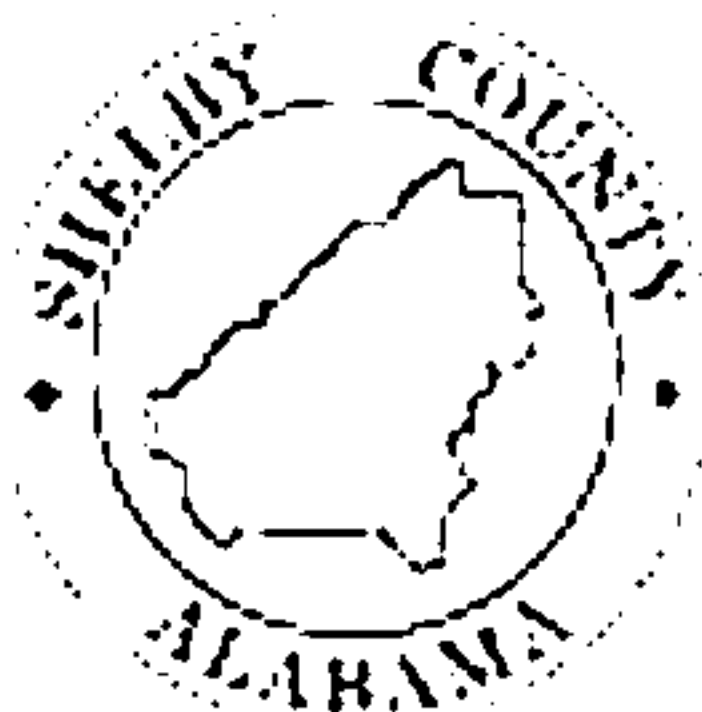
10/31/2024


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
ATB3846



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/18/2023 10:08:45 AM
\$65.50 JOANN
20230918000279080

Allie S. Bayl