

Send Tax Notice to:

567 Park Ave  
Foley AL 36535

[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 Thousand and 00/100s Dollars (\$300,000.00)**, 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, **Gregory S. McIntyre and wife, Shirley S. McIntyre** (herein referred to as grantor, whether one or more) whose mailing address is 567 Park Ave Foley, AL 36535 grant, bargain, sell and convey unto, **Jason T. Young and Daisie E. Hoitsma Young** herein referred to as grantees) whose mailing address is 110 Tecumseh Place 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: **110 Tecumseh Place, Montevallo, AL 35115** to wit:

Lot 10, according to the Survey of Shoal Creek Highlands, First Sector, as recorded in Map Book 13, Page 39, 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.

**\*\*\*Gregory S. McIntyre and wife, Shirley S. McIntyre are one and the same as Gregory S. McIntyre and Shirley S. McIntyre grantees in that certain deed recorded in instrument # 20050907000460430.**

\$260,000.00 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.

This Deed Effective on 10-20-2023.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 16<sup>th</sup> day of Oct, 2023

Gregory S. McIntyre  
Gregory S. McIntyre

Shirley S. McIntyre  
Shirley S. McIntyre

STATE OF Alabama

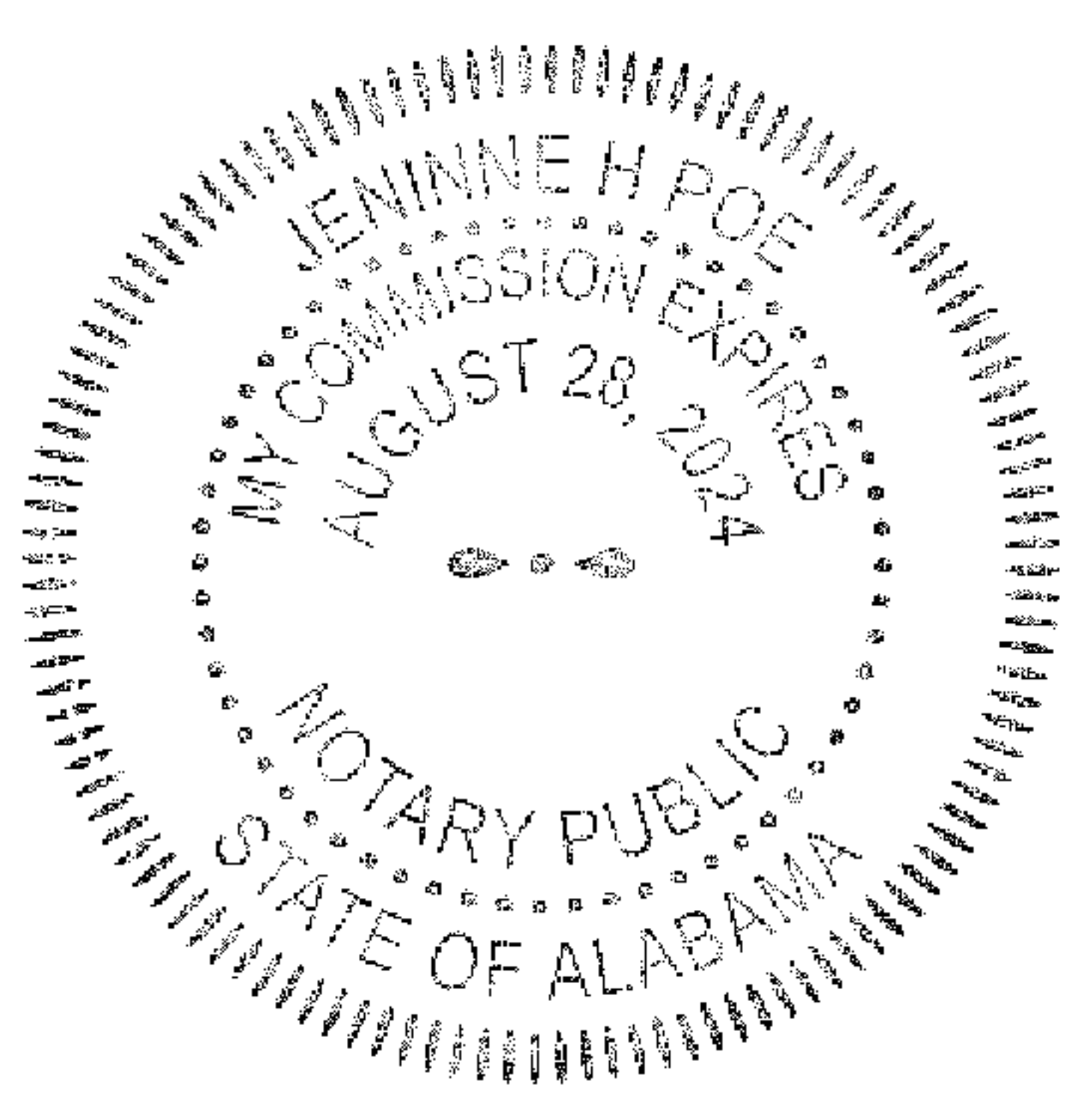
Shelby COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Gregory S. McIntyre and Shirley S. McIntyre** 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 16<sup>th</sup> day of Oct, 2023

My Commission Expires: 8-28-24

Jeninne H Poe  
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  
ATB3827



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
10/23/2023 09:25:48 AM  
\$65.00 PAYGE  
20231023000311320

Allie S. Boyd