

Send Tax Notice to:

209 Heather Ridge Cir
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 **Three Hundred Fifty-five Thousand and 00/100s Dollars (\$355,000.00)**, 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, **Samantha Hoke Minor, a single person and Jordan Joseph Minor, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 175 Highview Cove, Pelham AL 35124 grant, bargain, sell and convey unto, **Andrew M. Lloyd and Hannah Martin Lloyd** herein referred to as grantees) whose mailing address is 209 Heather Ridge Cir 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: **209 Heather Ridge Circle, Pelham, AL 35124** to wit:

Lot 218, according to the Survey of Ridge at Stonehaven, Phase 2, as recorded in Map Book 28, Page 146, 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.

\$248,500.00 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 8 day of Feb, 2024

Jordan Joseph Minor
Jordan Joseph Minor

STATE OF Alabama

Jefferson COUNTY SS:

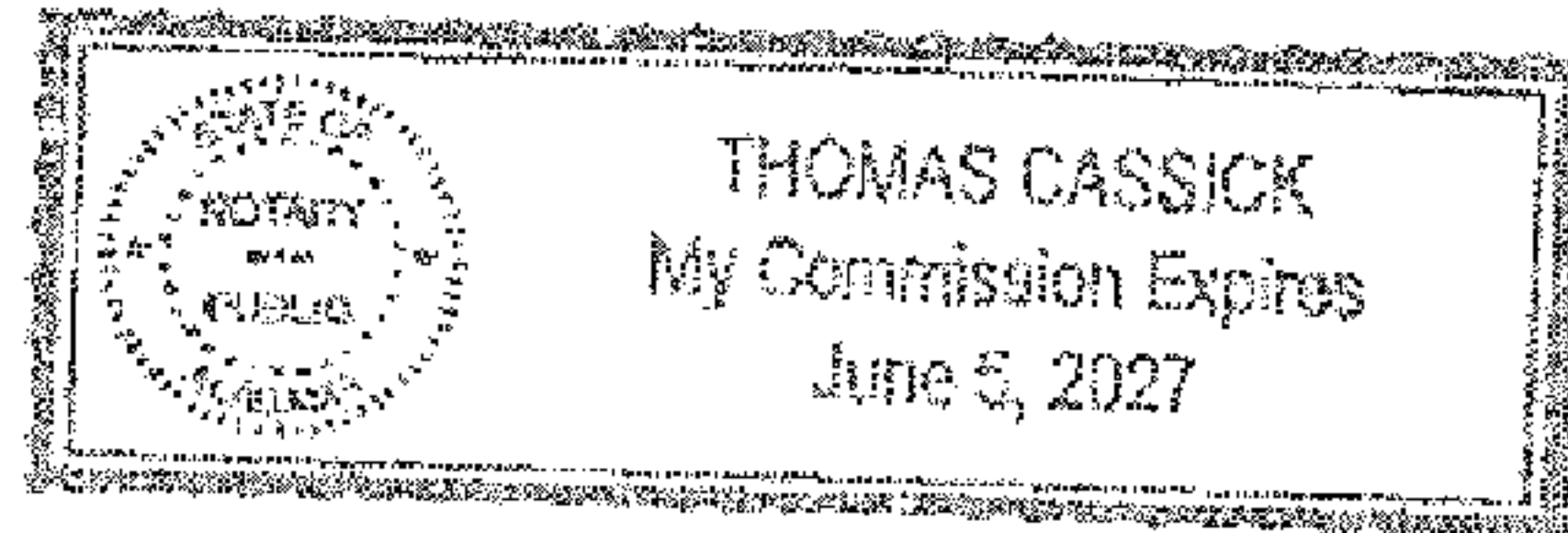
I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **Jordan Joseph Minor** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 8 day of February, 2024

My Commission Expires: 6/5/2027

Thomas Cassick
Notary Public

(SEAL)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8 day of February, 2024

Samantha Hoke Minor
Samantha Hoke Minor

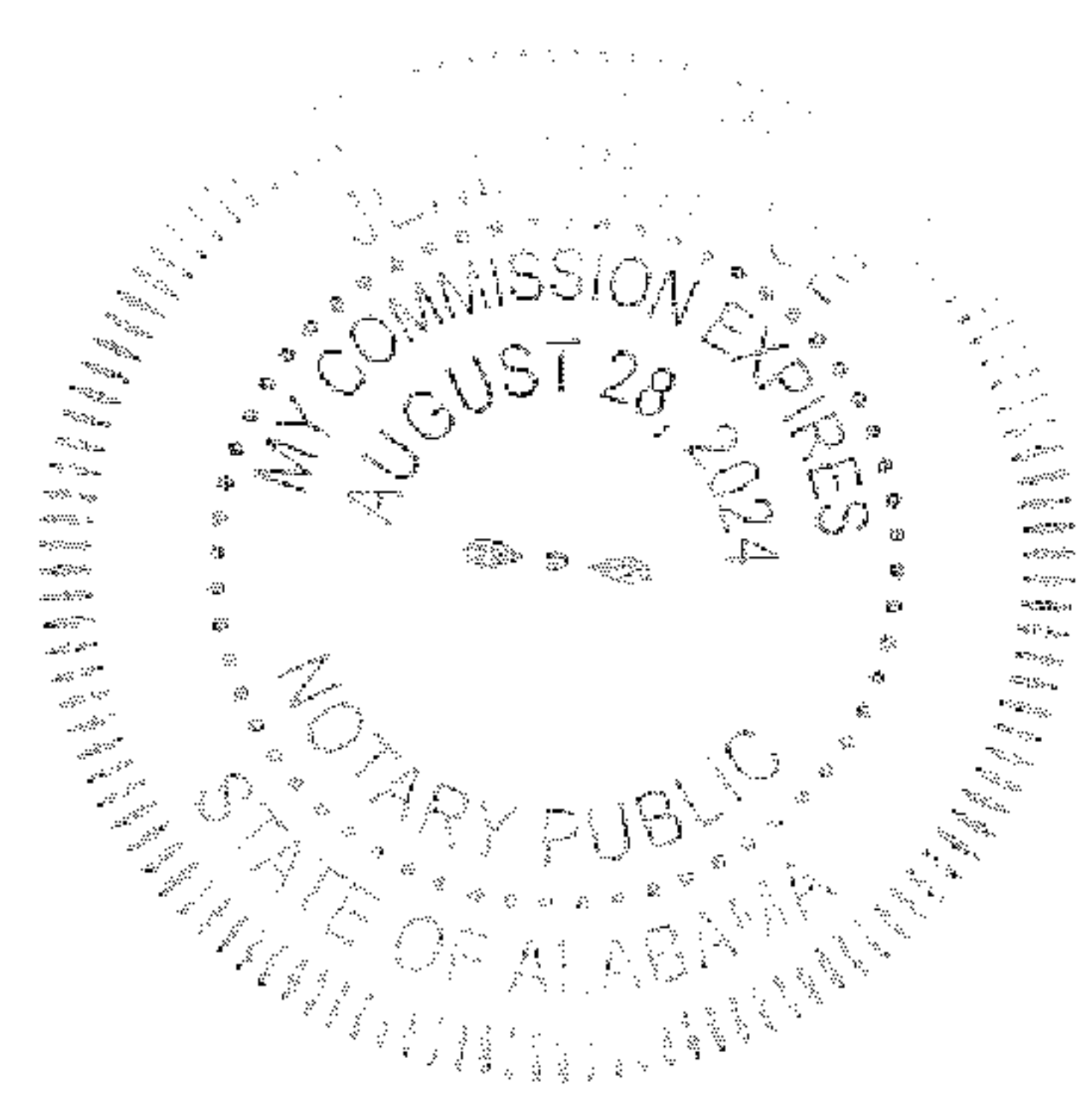
STATE OF Alabama Shelby COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Samantha Hoke Minor** 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 executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 8th day of Feb, 2024

My Commission Expires: 8-28-24
Jeninne H Poe
Notary Public

(SEAL)



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
02/09/2024 10:53:03 AM
\$134.50 PAYGE
20240209000033080

Allie S. Beyl