

Send Tax Notice to:

Peter Simmons
Melanie Simmons

[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 **One Million and 00/100 Dollars (\$1,000,000.00)**, 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 of which is acknowledged. I or we, **Gene F. Lunceford, Personal Representative of the Estate of James O. Lunceford, deceased, Shelby County, Alabama, Case No. PR-2022-000872** (herein referred to as grantor, whether one or more) whose mailing address is 45 Bentley Cir Shelby AL 35143 grant, bargain, sell and convey unto **Peter Simmons and Melanie Simmons** (herein referred to as grantees) whose mailing address is 4964 Heather Pointe, Birmingham, AL 35242 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 4964 Heather Point, Birmingham, Al 35242 to wit:

Lot 6A, Block 1, Resurvey of Lots 6 & 7, Block 1, Amended Map of Heather Point- The Second Addition to Kerry Downs, as recorded in Map Book 15, Page 100, 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.

James O. Lunceford was the surviving grantee of that Deed recorded in Instrument #1992-11569, the other grantee Tommye D. Lunceford having died on or about October 3, 2020.

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 28 day of February, 2024

Estate of James O. Lunceford, deceased, Shelby County, Alabama, Case No. PR-2022-000872

Gene F. Lunceford PR
Gene F. Lunceford, Personal Representative

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Gene F. Lunceford, Personal Representative of the Estate of James O. Lunceford, deceased, Shelby County, Alabama, Case No. PR-2022-000872** 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/she/they executed the same voluntarily and with full authority.

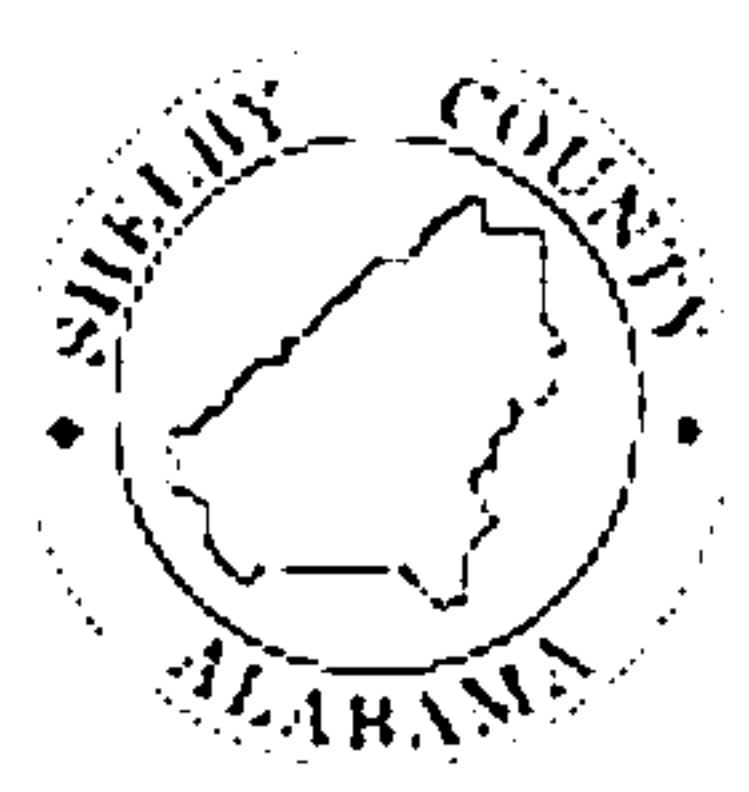
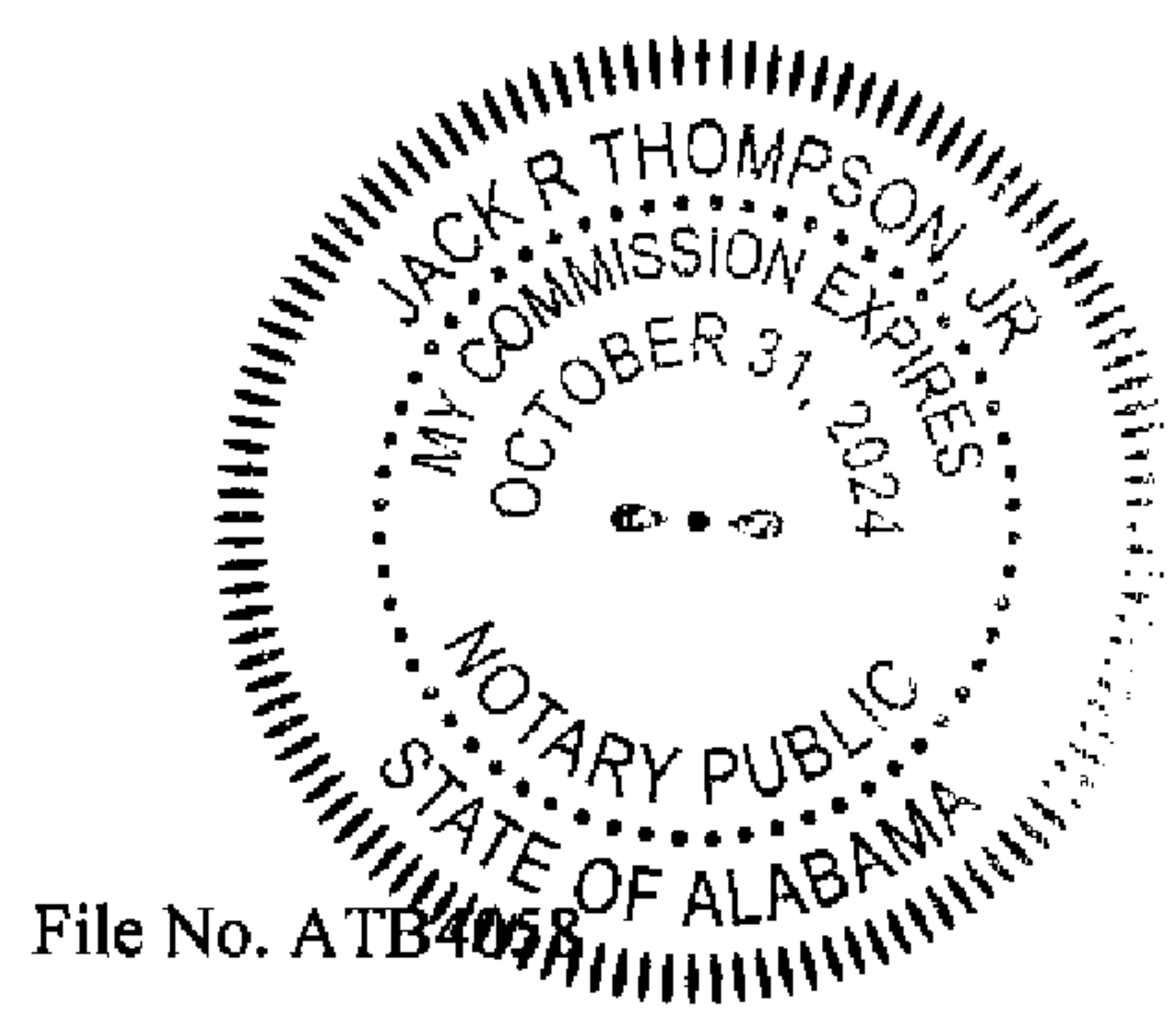
WITNESS my hand and official seal in the county and state aforesaid this the 28th day of Feb, 2024

My Commission Expires: 10/31/2024

[Signature]
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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/29/2024 10:19:09 AM
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Allie S. Bayl