

Send Tax Notice to:

Grant C. Warner and Sara C. Warner

356 Talon Dr  
Birmingham, AL 35242

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## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Three Hundred Eighty Thousand and 00/100 Dollars (\$380,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Patti Hobby Vines, as Attorney In Fact for Linda H. Hobby, an unmarried woman** (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2430 Henrietta Rd. Birmingham, AL 35223 does hereby grant, bargain, sell and convey unto **Grant C. Warner and Sara C. Warner** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 356 Talon Dr., 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 356 Talon Drive, Birmingham, AL 35242 to wit:

**Lot 214, according to the Map and Survey of Eagle Point, 2<sup>nd</sup> Sector – Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.**

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

Linda H. Hobby is the surviving grantee under that certain Warranty Deed recorded in Instrument # 1994-34206 in the Office of the Judge of Probate of Shelby County, Alabama, the other grantee under said deed being Paul L. Hobby who died on or about October 5, 2022,

Linda H. Hobby is one in the same as Linda Henson Hobby

\$368,600.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said Grantee, 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 Grantee, 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 Grantee, 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 19 day of March, 2024.

*Patti Hobby Vines as attorney in fact for Linda H. Hobby*  
 Patti Hobby Vines, as Attorney In Fact for Linda H. Hobby,  
 individually and as the surviving grantee under that certain  
 Warranty Deed recorded in Instrument #: 1994-34206, the other  
 grantee being Paul L. Hobby who died on or about October 5, 2022

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Patti Hobby Vines as Attorney In Fact for Linda H. Hobby, 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 19th day of March, 2024.

*Jeninne H. Poe*  
 Notary Public

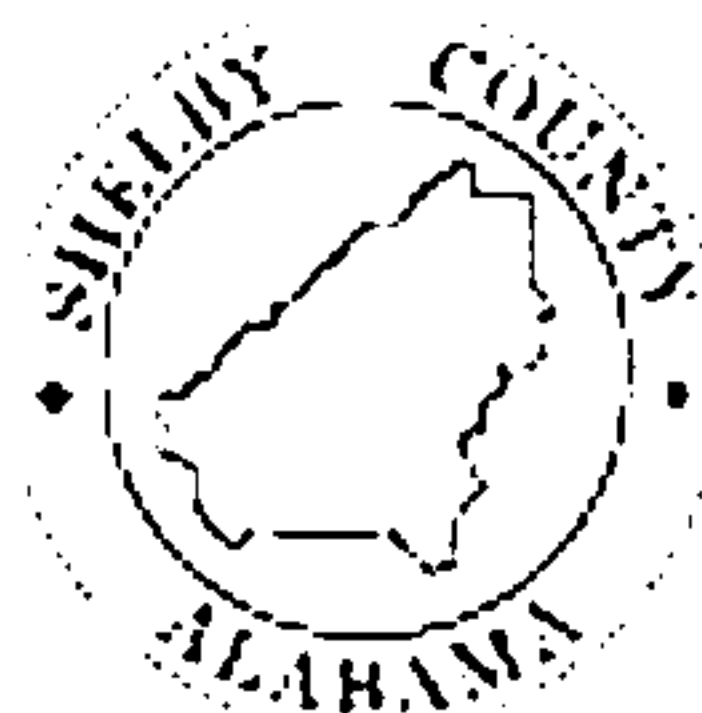
[SEAL]

My Commission Expires: 8-28-24



This instrument was prepared by:  
 Nathan R. Cordle, Esq.  
 4320 7<sup>th</sup> Avenue South  
 Birmingham, AL 35222  
 (205) 454-9121

File No.: ATB4068



Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 03/20/2024 12:35:51 PM  
 \$36.50 BRITTANI  
 20240320000076090

*Allie S. Bayl*