



20240408000100610 1/2 \$33.00
Shelby Cnty Judge of Probate, AL
04/08/2024 03:32:22 PM FILED/CERT

Send Tax Notice to:

1036 Wood Duck Way
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 Eighty-five Thousand and 00/100s Dollars (\$385,000.00)**, 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, **Matt Emery and Brittany Emery, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2345 Neffs Ln SLC, UT 84109 grant, bargain, sell and convey unto, **Chyna Denyse Smith, Nicolas James Smith and Ernest D. Dugan** herein referred to as grantees) whose mailing address is 1036 Wood Duck Way, 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: **1036 Wood Duck Way, Alabaster, AL 35007** to wit:

Lot 40, according to the Survey of Mallard Landing, Phase I as recorded in Map Book 51, Page 64A, 64B, 64C, 64D, 64E and 64F, in the Office of the Judge of Probate of Shelby County, Alabama.

\$378,026.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

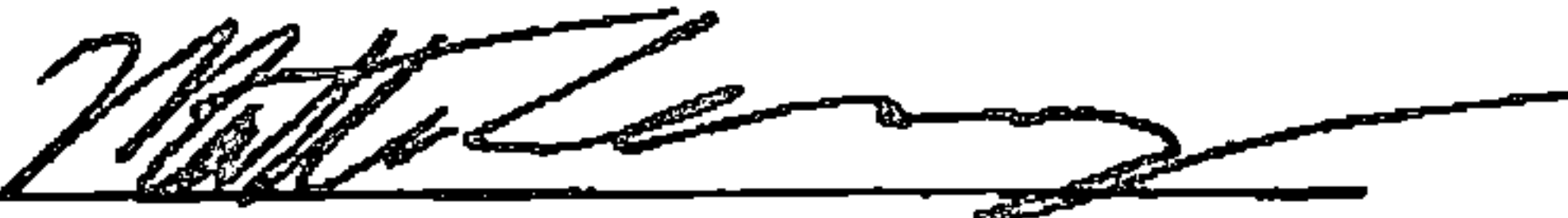
Deed Effective 4/5/2024

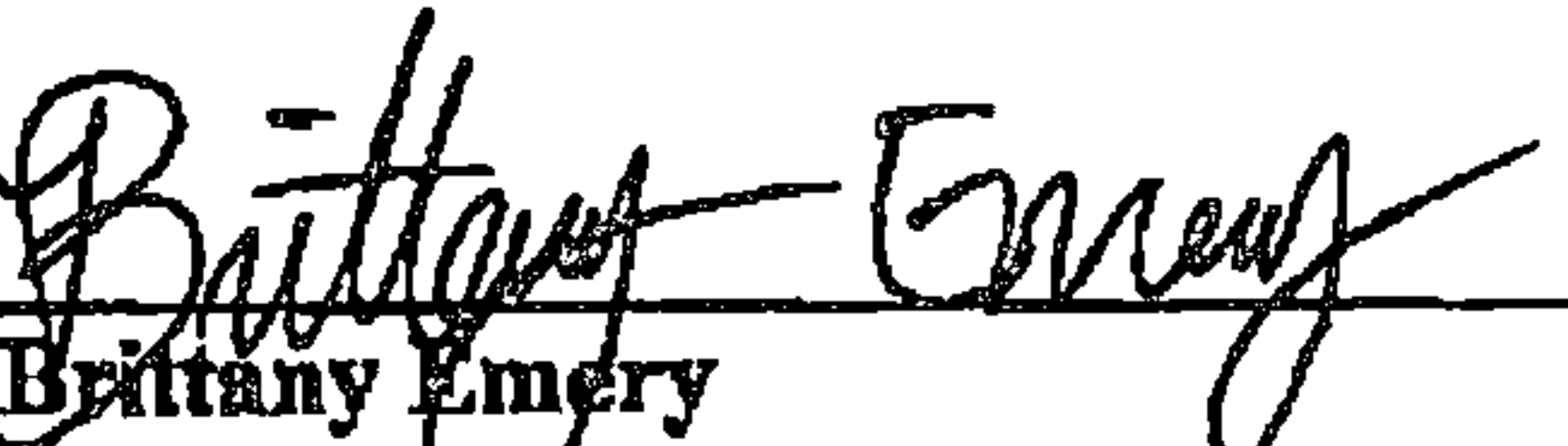
To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) 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.



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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 29 day of March, 2024


Matt Emery

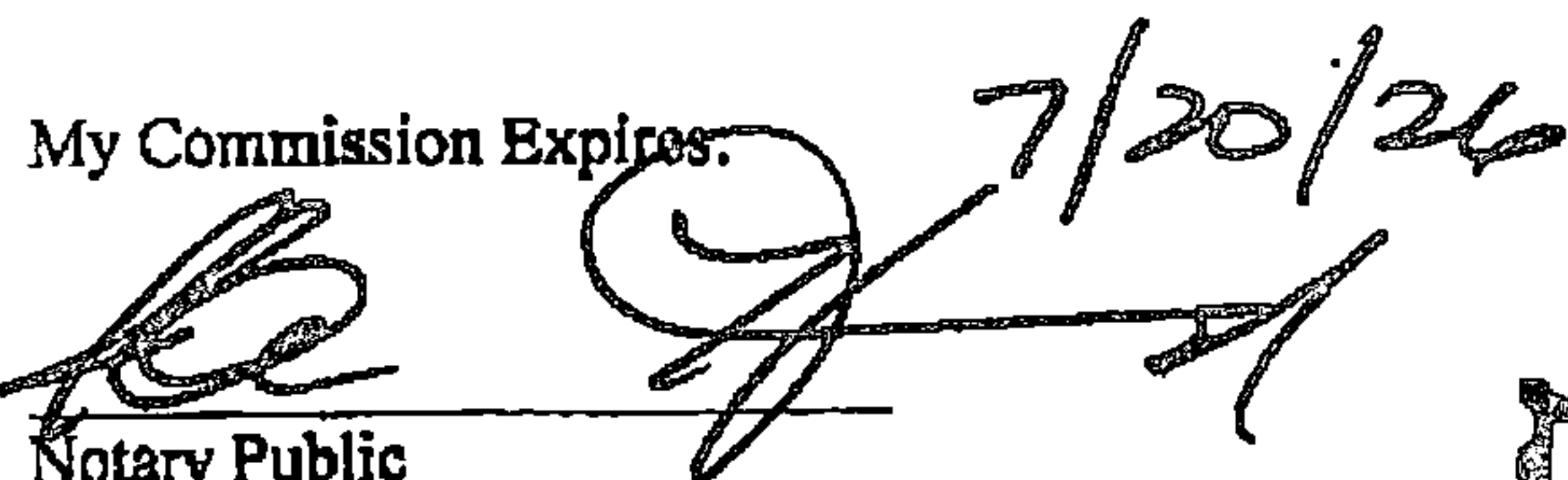

Brittany Emery

STATE OF UTAH SALT LAKE COUNTY ss:

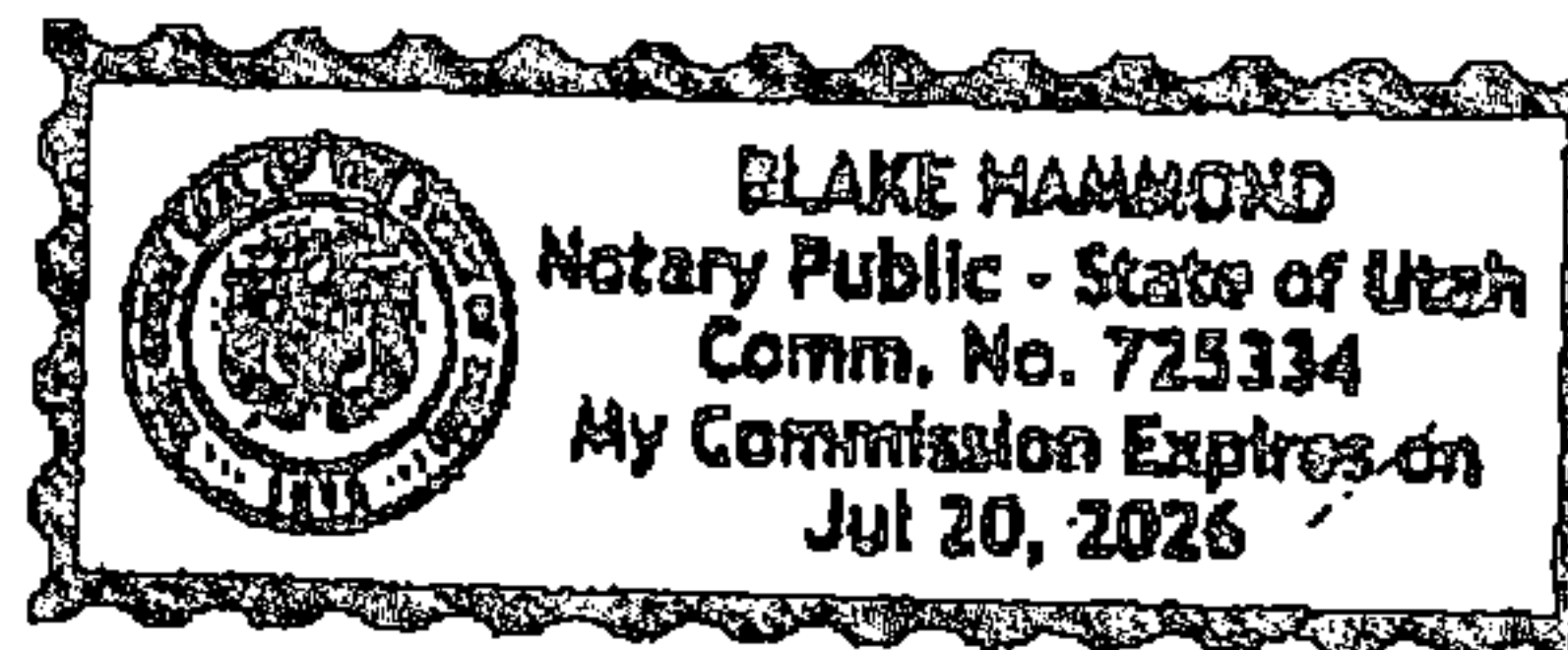
I, Blake Hammond, a Notary Public in and for said county in said state, hereby certify that **Matt Emery and Brittany Emery** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance,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

WITNESS my hand and official seal in the county and state aforesaid this the 29 day of MARCH, 2024

My Commission Expires:


Notary Public

(SEAL)



This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
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Birmingham, AL 35209
(205) 410-7591
ATN1065