

Send Tax Notice to:

Sounonpkoro Harold Ange Yeo
Yegueleyomon Estelle Soro
158 Sharpe St
Sterrett AL 35147

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #20170929000355920

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Two Hundred Ninety Eight Thousand and 00/100 Dollars (\$298,000.00)**, 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, **Jennifer M. Marcus, now known as Jennifer Michelle Philen, a married woman as to her homestead, joined by her husband, Christopher Philen**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 56 Woodbury Dr Sterrett AL 35147 does hereby grant, bargain, sell and convey unto **Sounonpkoro Harold Ange Yeo and Yegueleyomon Estelle Soro** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 158 Sharpe St Sterrett AL 35147, 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 of 158 Sharpe Street, Sterrett, AL 35147 to wit:

Lot 114, according to the Survey of Final Plat for The Village of Westover, Sector I, as recorded in Map Book 39, Page 9A & B, in the Probate Office 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.

\$238,400.00 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 21 day of June, 2024.


Jennifer M. Marcus, n/k/a Jennifer Michelle Philen


Christopher Philen

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that Jennifer M. Marcus, now known as Jennifer Michelle Philen, and Chirstopher Philen, 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 21 day of June, 2024.


Notary Public

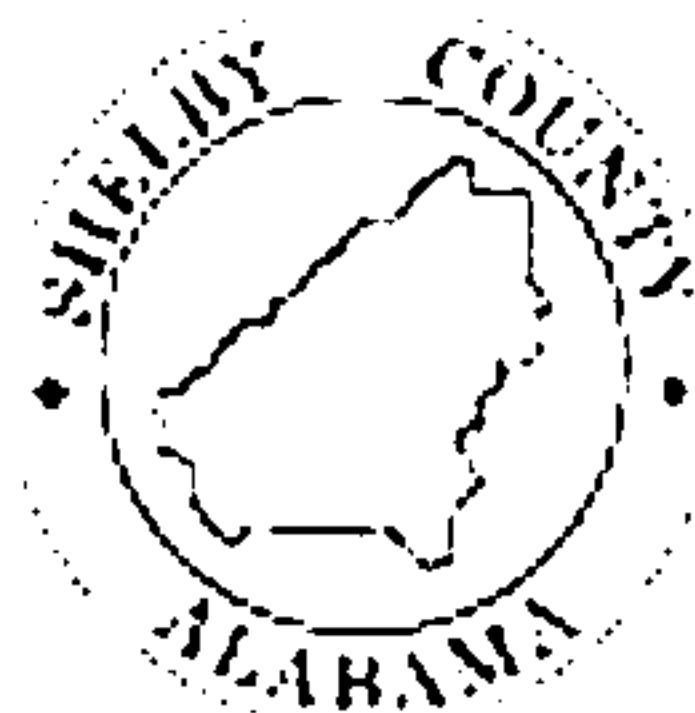
[SEAL]

My Commission Expires: 8-6-24



This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
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File No.: ATB4156



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/24/2024 12:10:16 PM
\$324.00 JOANN
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