

Send Tax Notice to:

Taylor Harry
1521 Fairway View Dr.
Hoover, AL 35244

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: Instrument #1998-37812

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Four Hundred Ninety Six Thousand Four Hundred Three and 99/100 Dollars (\$490,000.00)**, 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, **John Samuel Beeker, Jr. and Charolette L. Beeker, also known as Charolette L. Knight, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 2315 Twelve Oaks Dr, Birmingham, AL 35244 does hereby grant, bargain, sell and convey unto **Taylor Harry** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 1521 Fairway View Dr, Hoover, AL 35244, for and the following described real estate, situated in Shelby County, Alabama, having an address 2315 Twelve Oaks Drive, Birmingham, AL 35244 to wit:

Lot 3603B, according to Gardner's Resurvey of Part of Riverchase Country Club 36th Addition, being a resurvey of Lot 3602 and Lot 3603A Riverchase Country Club 36th Addition, as recorded in Map Book 24, Page 77 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.

\$496,425.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, their heirs and/or assigns forever. 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.

John Samuel Beeker, Jr.
John Samuel Beeker, Jr.

Charolette L. Beeker
Charolette L. Beeker, also known as Charolette L. Knight

STATE OF Alabama

COUNTY OF Jefferson

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **John Samuel Beeker, Jr. and Charolette L. Beeker, also known as Charolette L. Knight**, 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.

Heather Reeves
Notary Public

[SEAL]

My Commission Expires: 8.6.24



This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
4320 7th Avenue South
Birmingham, AL 35222
(205) 454-9121

File No.: ATB4181



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/24/2024 12:49:38 PM
\$27.00 BRITTANI
20240624000188210

Allen S. Bayl