

Send Tax Notice to:

126 Patriot Park
Montevallo AL 35115

[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 Thousand 00/100s Dollars (\$380,000.00)**, 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, **Jeremy L. Manning, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 1010 Beacon Pkwy E Apt 1414 Birmingham AL 35209 grant, bargain, sell and convey unto, **Holly M. Higgins and David Higgins** herein referred to as grantees) whose mailing address is 126 Patriot Park Montevallo AL 35115 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: **126 Patriot Park, Montevallo, AL 35115** to wit:

Lot 115, according to the Map of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114, 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.

\$350,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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 19 day of July, 2024

Jeremy L. Manning
Jeremy L. Manning

STATE OF Alabama

Jefferson COUNTY ss:

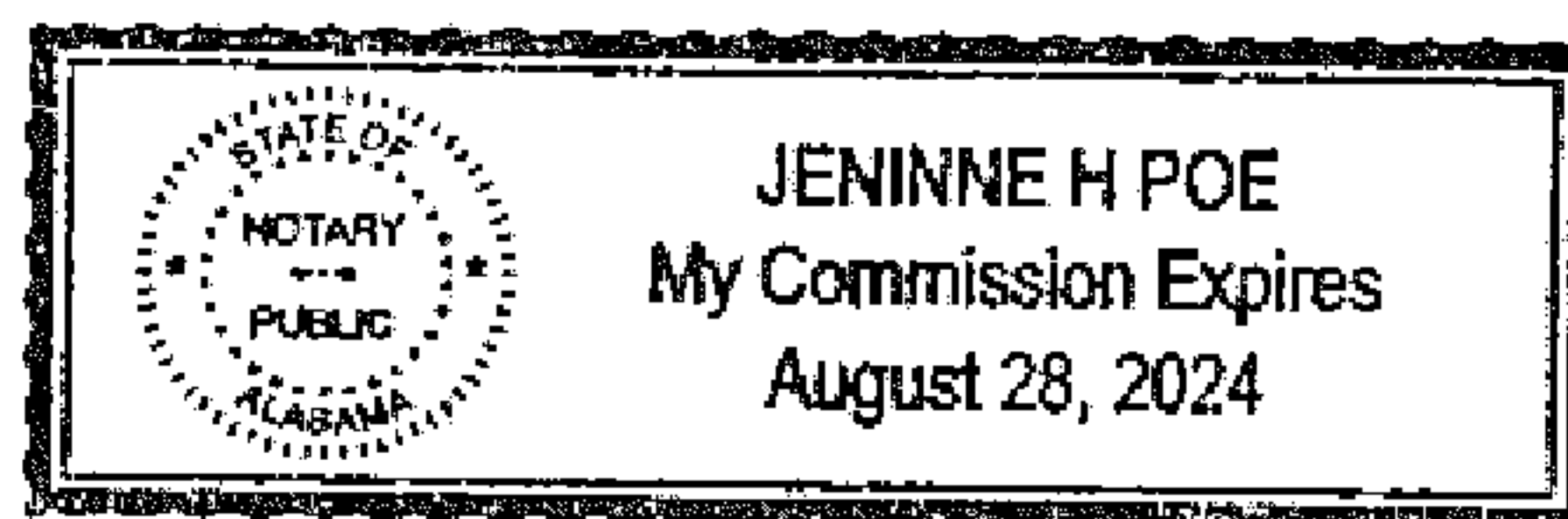
I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Jeremy L. Manning** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 19th day of July, 2024

My Commission Expires:

Jeninne H Poe
Notary Public

(S E A L)



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
ATB4185



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2024 02:56:50 PM
\$55.00 LAURA
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Allie S. Bayl