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Shelby Cnty Judge of Probate, AL
08/08/2024 02:16:06 PM FILED/CERT

Space above this line reserved for recording department

The preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search.

This document prepared by:
John Bahakel, Attorney
2131-12th Avenue North
Birmingham, Alabama 35234

Please send tax notice to:
Helen Granger
336 Talon Drive
Birmingham, AL 35242

WARRANTY DEED

JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

This Deed made this 7th day of August, 2014, by **Helen Granger**, hereinafter called the grantor (whether one or more), whose address is: 336 Talon Drive, Birmingham, Alabama 35242, to **Helen Granger, Tawanna Morton and Tamecca Gildersleeve**, whose address is: c/o 336 Talon Drive, Birmingham, Alabama 35242, hereinafter called the grantee (whether one or more),

WITNESSETH: That said grantor, for and in consideration (as determined by assessor's value) of the sum of Ten Dollars and no cents (\$10.00)* and other good and valuable considerations, the receipt whereof is hereby acknowledged, I, **Helen Granger**, a singled person (the "grantor", whether one or more) do, grant, bargain, sell, aliens, remises, release, convey and confirms unto **Helen Granger, Tawanna Morton and Tamecca Gildersleeve**, (the "grantee", whether one or more), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 219, according to the Map and Survey of Eagle Point, 2nd Sector - Phase 1, as recorded in Map Book 18, Page 2, in the Office of the Judge of Probate of Shelby County, Alabama.

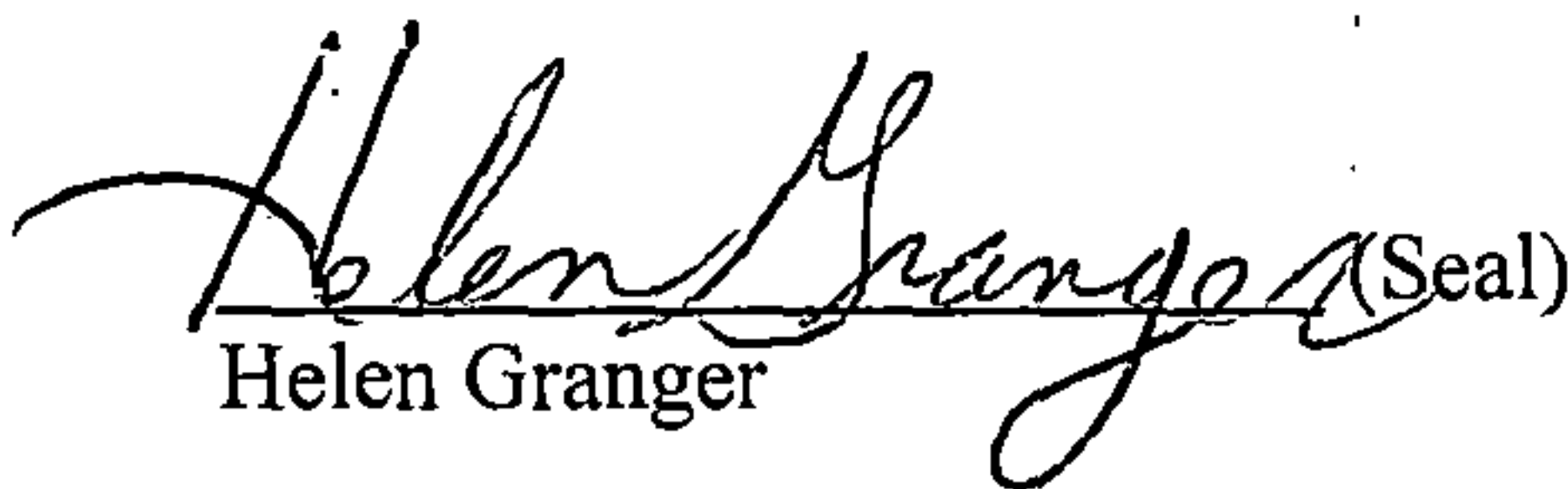
Subject to all covenants, easements, restrictions, rights of way and encumbrances of record, if any.

*Note: The purpose of this deed is to add my daughters to this property. Two thirds of the Tax Assessor Value of the property is \$199,333.33. Grantor is the surviving joint tenant of that certain Deed recorded at Instrument Number 20230911000273230 of the Shelby County Probate records, the other joint tenant, Carolina M. Endert, having died April 2, 2024. The subject property address is: 336 Talon Drive, Birmingham, AL 35242. Parcel NO: 09-3-08-0-004-019.000.

To have and to hold, to the said grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And said grantor does for herself, her heirs and assigns covenant with the said grantee, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns shall warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 7th day of August, 2024.


Helen Granger

State of Alabama
County of Jefferson

General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Helen Granger, whose name is signed to the foregoing conveyance, and who is known to me or otherwise presented proof of her identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 7th day of August, 2024.


Notary Public

My Commission Expires: 5-7-28

Shelby County, AL 08/08/2024
State of Alabama
Deed Tax: \$199.50

