

Send Tax Notice to:

Michael Zelwak and Anne Zelwak  
406 Olmsted Street  
Birmingham, AL 35242

[Space Above This Line for Recording Data]

## **SURVIVORSHIP WARRANTY DEED**

Source of Title: Instrument #20190607000199550

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS**, that in consideration of **Six Hundred Sixty Five Thousand and 00/100 Dollars (\$665,000.00)**, 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, **Charles Edward Henson and Sammie Jane Henson, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires) whose mailing address is 324 Olmsted St, Birmingham, AL 35242 does hereby grant, bargain, sell and convey unto **Michael Zelwak and Anne Zelwak** (herein referred to as Grantee, whether one or more, singular or plural as context requires) whose mailing address is 406 Olmsted Street, Birmingham, AL 35242, 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 406 Olmsted Street, Birmingham, AL 35242 to wit:

**Lot 11-22A, Block 11, according to the Resubdivision of Lots 11-21 and 11-22, Mt. Laurel, Phase II, as recorded in Map Book 32, Page 91, 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.

\$265,000.00 of the consideration recited above was paid from a first priority 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 20 day of Sept, 2024.

Charles E. Henson  
Charles Edward Henson  
Sammie Jane Henson  
Sammie Jane Henson

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Heather Reeves, a Notary Public in and for said county in said state, hereby certify that **Charles Edward Henson and Sammie Jane Henson**, 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 20 day of Sept, 2024.

Heather Reeves  
Notary Public

[SEAL]

My Commission Expires: 8.7.28



This instrument was prepared by:  
The Law Offices of Nathan R. Cordle, LLC  
Nathan R. Cordle, Esq.  
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File No.: ATB4299



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/24/2024 12:55:47 PM  
\$425.00 BRITTANI  
20240924000297180

Allie S. Bayl