

Send Tax Notice to:

119 Flagstone Ln.  
Calera, AL 35040

\_\_\_\_\_[Space Above This Line for Recording Data]\_\_\_\_\_

## **SURVIVORSHIP WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

\*Hundred

That in consideration of **One Ninety Thousand and 00/100s Dollars (\$190,000.00)**, the amount of which can be verified in the Sales Contract 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, **Anna F. Milliron a single person and Amy M. Milliron, a married person** herein referred to as grantor, whether one or more) whose mailing address is 5477 New Liberty Rd Jacksonville, AL 36265 grant, bargain, sell and convey unto, **Beau L. Singer and Shannon Singer** herein referred to as grantees) whose mailing address is 119 Flagstone Ln. Calera AL 35040 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: **119 Flagstone Lane, Calera, AL 35040** to wit:

Lot 143, according to the Survey of Camden Cove, Sector 1, as recorded in Map Book 25, Page 33 A, B & C, 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.  
This does constitute the homestead of Grantor Amy M. Milliron or her spouse.

\$186558.00 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 14 day of February, 2025

  
Anna F. Milliron

  
Amy M. Milliron

STATE OF Alabama

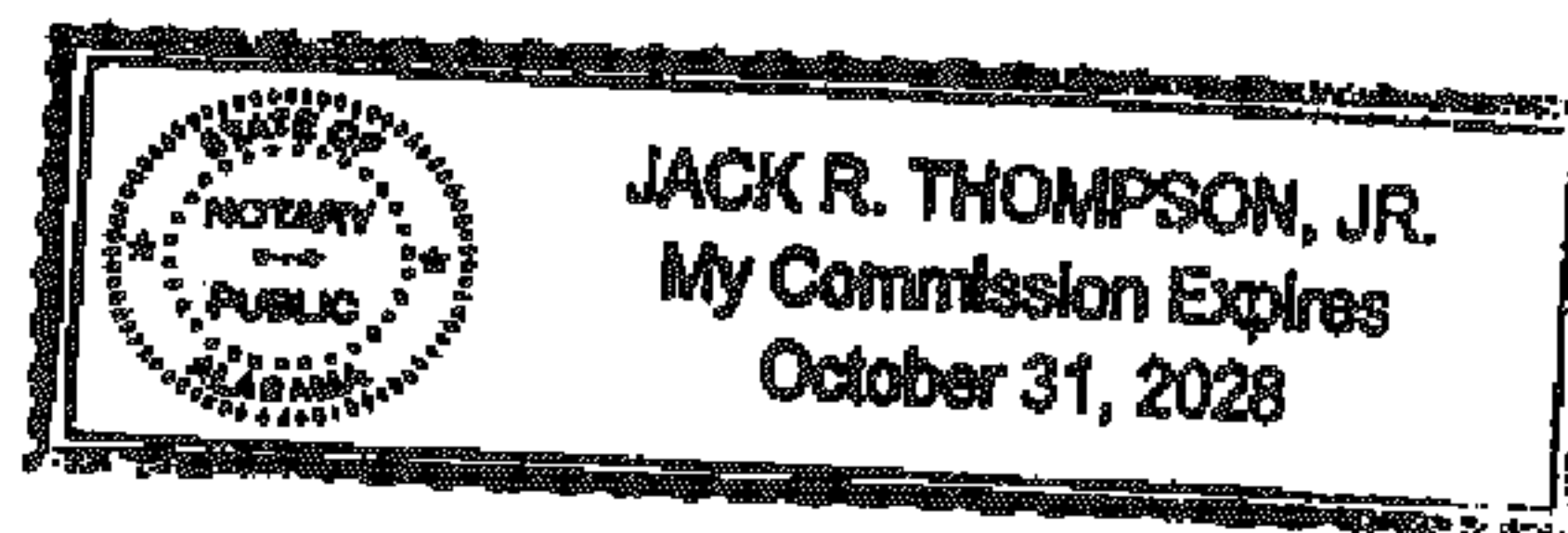
Shelby COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Anna F. Milliron and Amy M. Milliron** 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 14<sup>th</sup> day of Feb, 2025

My Commission Expires: 10/31/2028

  
Notary Public



(SEAL)

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  
ATN1112



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/19/2025 12:45:58 PM  
\$28.50 PAYGE  
20250219000049180

