

Send Tax Notice to:

91 Helms Dr.
Chelsea, AL 35043

[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 **Four Hundred Fifteen Thousand 00/100s Dollars (\$415,000.00)**, 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, **Barrett C. Blanton and Brenda Blanton f/k/a Brenda Nuckles, Husband and Wife** (herein referred to as grantor, whether one or more) whose mailing address is 1041 Dunsmore Dr Chelsea AL 35043 grant, bargain, sell and convey unto, **Zachary Munro and Megan Munro** herein referred to as grantees) whose mailing address is 91 Helms Dr Chelsea AL 35043 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: **91 Helms Drive, Chelsea, AL 35043** to wit:

Lot 8, according to the Survey of Chelsea Estates, First Addition, as recorded in Map Book 5, page 65, in the Office of the Judge of Probate 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.

\$401,149.00

~~\$390,392.00~~ of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Brenda Blanton is one and the same person as Brenda Nuckles grantee that certain Deed recorded under Instrument#20161003000360550 in the Probate Office of Shelby County Alabama.

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.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 3 day of March, 2025

Barrett C. Blanton
Barrett C. Blanton

Brenda Blanton f/k/a Brenda Nuckles
Brenda Blanton f/k/a Brenda Nuckles

STATE OF Alabama

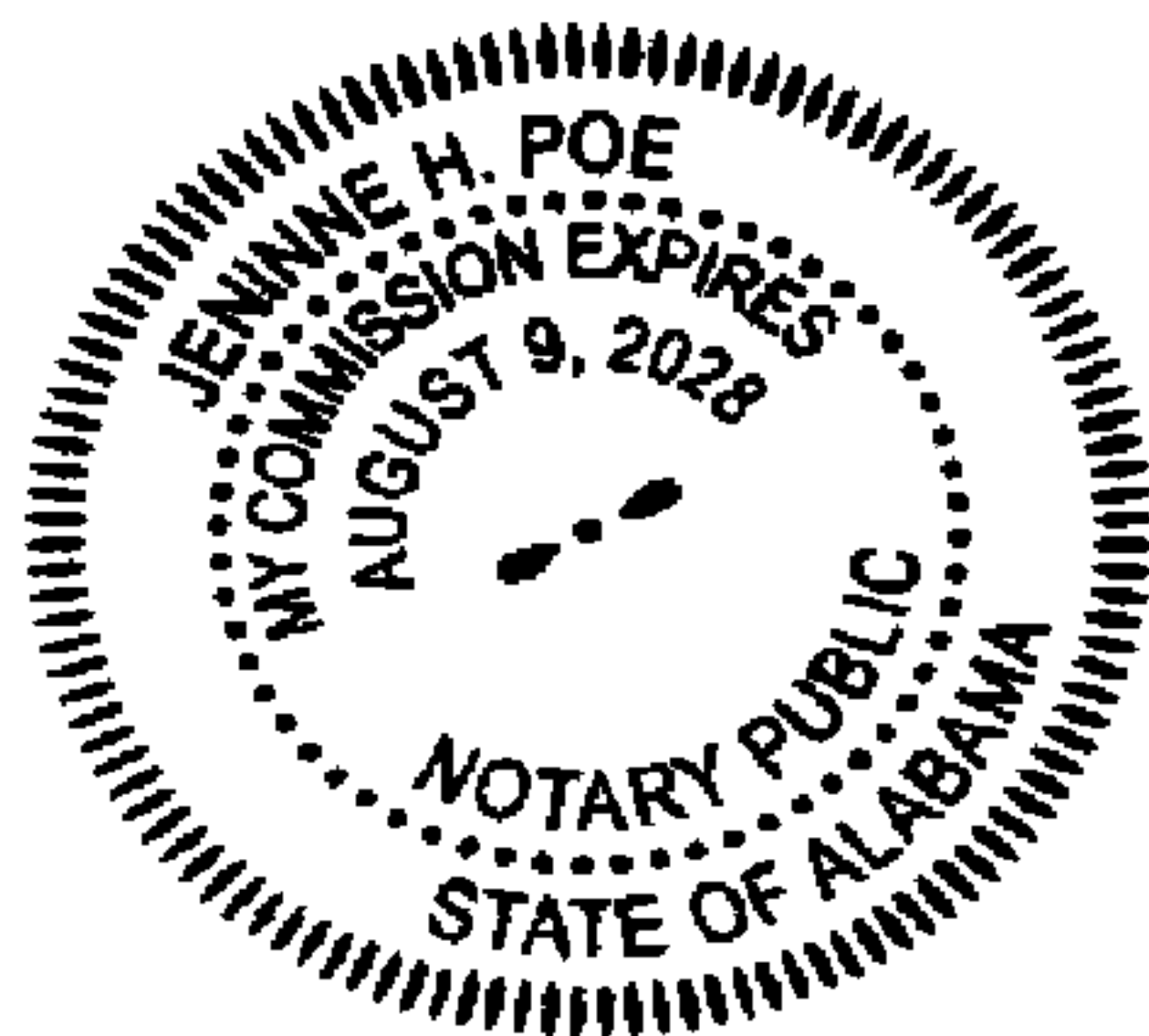
Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Barrett C. Blanton and Brenda Blanton f/k/a Brenda Nuckles** 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, she as Personal Representative executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 31st day of March, 2025

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
ATN1126



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/01/2025 01:58:39 PM
\$39.00 JOANN
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Allie S. Bayl