

Send Tax Notice to:

132 Summer Cir
Birmingham AL 35242

[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 **Five Hundred Seventy-five Thousand and 00/100s Dollars (\$575,000.00)**, 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, **Edward McLain and Elizabeth Rayburn, a married couple** herein referred to as grantor, whether one or more) whose mailing address is 6086 Eagle Point Cir Birmingham AL 35242 grant, bargain, sell and convey unto, **Tracy Brooks Armstrong and Sarah Horsley Armstrong** herein referred to as grantees) whose mailing address is 132 Summer Circle 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: **132 Summer Circle, Birmingham, AL 35242** to wit:

Lot 9, Block 1, according to the Map and Survey of Summer Place, First Sector, as recorded in Map Book 17, Page 57, 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.

\$517,500.00 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 28th day of July, 2025


Edward McLain


Elizabeth Rayburn


STATE OF Alabama

Shelby COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Edward McLain and Elizabeth Rayburn** 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 28th day of July, 2025

My Commission Expires: 8-9-2028


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
ATN1141A



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/29/2025 09:12:30 AM
\$82.50 JOANN
20250729000229140

Allie S. Bayl