

Send Tax Notice to:

Anderson Whitcomb and Katie Whitcomb  
2904 Black Horse Bend  
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 **Six Hundred Five Thousand and 00/100 Dollars (\$605,000.00)**, 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 of which is acknowledged. I or we, **Monnie S. Fowler, an unmarried woman a/k/a Monnie Sue Fowler by her attorney in fact Scott Fowler** (herein referred to as grantor, whether one or more) whose mailing address is 26072 Wolf River Ridge Rd, Pass Christian, MS 39571- grant, bargain, sell and convey unto **Anderson Whitcomb and Katie Whitcomb** (herein referred to as grantees) whose mailing address 2904 Black Horse Bend, 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 2904 Black Horse Bend, Birmingham, Al 35242 to wit:

Lot 3, Block 3, according to the Cherokee Hills Subdivision, as shown by map recorded in Map Book 5, Page 3, in the Probate Office of Shelby County, Alabama, being situated in 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.

\$484,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Monnie S. Fowler the surviving grantee of JROS Warranty Deed from Carl W. Street and wife, Kathryn G. Street dated 7-22-1970 and recorded 7-22-1970 in Book 263 Page 198 in the Probate Office of Shelby County, Alabama; the other grantee, Benny F. Fowler having died May 20, 2012.

**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 31<sup>st</sup> day of March, 2026

Scott Fowler as Attorney In Fact for Monnie S. Fowler a/k/a Monnie Sue Fowler  
Scott Fowler as Attorney In Fact for Monnie S. Fowler a/k/a Monnie Sue Fowler

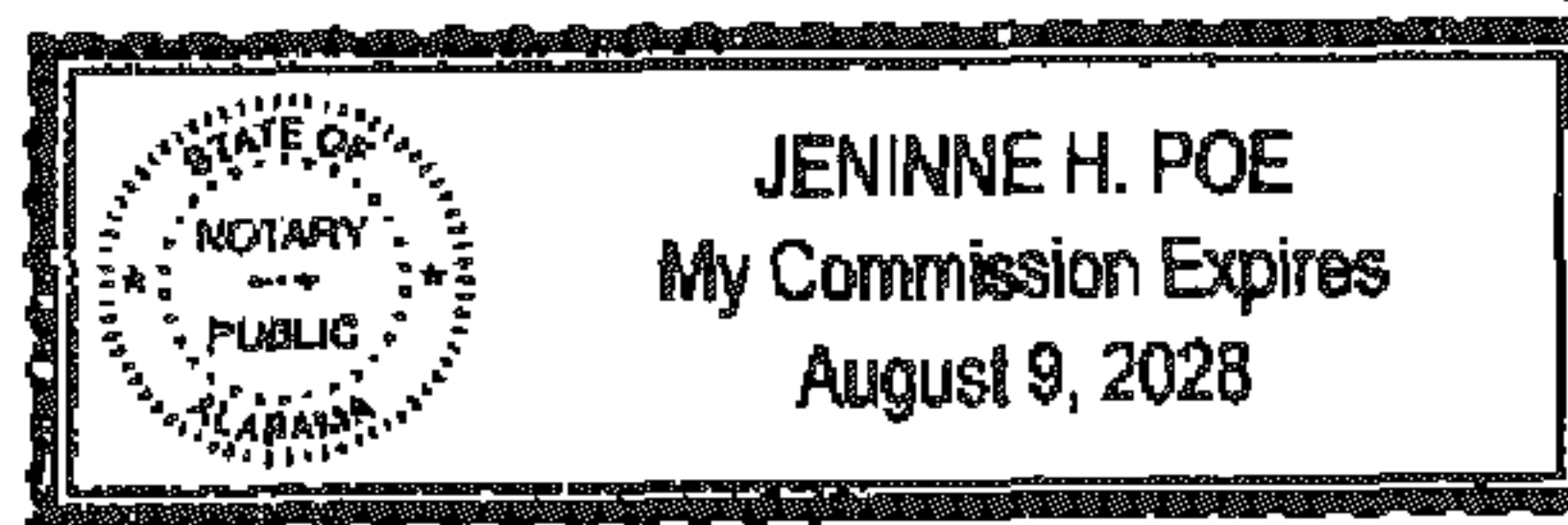
STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Scott Fowler as Attorney In Fact for Monnie S. Fowler a/k/a Monnie Sue Fowler** 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 31<sup>st</sup> day of March, 2026

My Commission Expires: 8-9-2028

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

File No. ATB030005



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/02/2026 09:23:55 AM  
\$146.00 JOANN  
20260402000096200

Allie S. Bayl