

This instrument was prepared by:

Marcus L. Hunt

2870 Old Rocky Ridge Rd.,

Birmingham, AL 35243

20160317000086470

03/17/2016 02:32:48 PM

DEEDS 1/2

Send Tax Notice to:

John Adam Chamblee

124 Highland Ridge Drive

Chelsea, AL 35043

WARRANTY DEED
(Joint Tenants with Right of Survivorship)

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Sixty-Nine Thousand Nine Hundred and NO/100---Dollars (\$369,900.00)---Dollars, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Michael and Linda Palendat Living Trust, whose mailing address is:

4030 Glenwood Way, Sellersburg, IN 47172

(herein referred to as grantors, do grant, bargain, sell and convey unto

John Adam Chamblee and Teresa Chamblee, whose mailing address is:

124 Highland Ridge Drive, Chelsea, AL 35043

(herein referred to as GRANTEES, as joint tenants, with right of survivorship, the following described real property situated in SHELBY County, Alabama, the address of 124 Highland Ridge Drive, Chelsea, AL 35043 to wit:

Lot 13, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Probate Office of Shelby County, Alabama.


Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

\$332,910.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD to the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

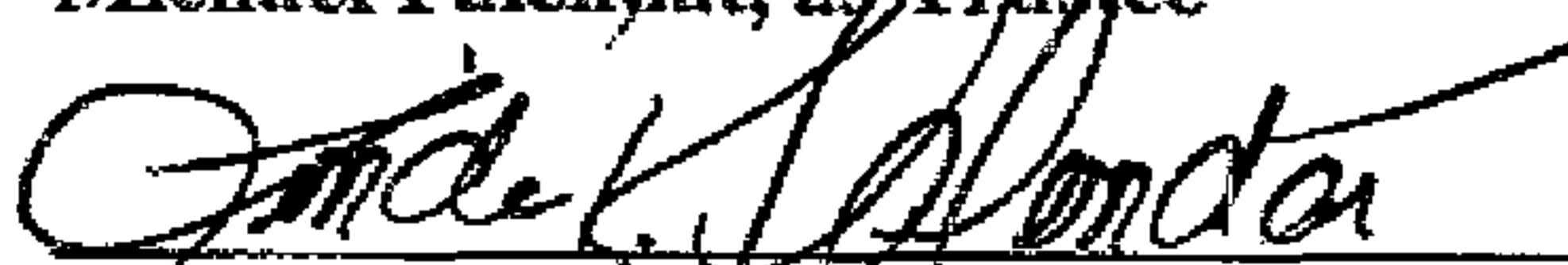
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that I an (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 have hereunto set my hands and seals this 16th day of March, 2016.


Witness:


Witness:


Michael Palendat, as Trustee


Linda Palendat, as Trustee

General Acknowledgement

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Michael Palendat and Linda Palendat**, whose names as Trustee of the Michael and Linda Palendat Living Trust are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they in their capacity as said Trustees and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of March, 2016.

My Commission Expires: 5/13/17


Notary Public



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
03/17/2016 02:32:48 PM
\$55.00 DEBBIE
20160317000086470

