

**This instrument was prepared by:**

The Law Office of Jack R. Thompson, Jr., LLC  
3500 Colonnade Parkway, Suite 350  
Birmingham, Alabama 35243  
(205) 443-9027

**20171113000407830**

**11/13/2017 08:31:56 AM**

**DEEDS 1/2**

Send Tax Notice To:

Robert and Lauren Young  
224 Chessier Park Dr.  
Chelsea, AL 35043

**WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )

) KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY )

That, in consideration of \$226,500.00, the amount of which can be verified in the sales contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Jason L. Brantley and Melissa A. Brantley a married couple (the "Grantor", whether one or more), whose mailing address is 31455 Shearwater Dr Spanish Fort AL 36527, do hereby grant, bargain, sell, and convey unto Robert J. Young and Lauren E. Young (the "Grantees"), whose mailing address is 224 Chessier Park Dr. Chelsea AL 35043, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 224 Chessier Park Drive, Chelsea, AL 35043; to-wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$231,369.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Jason L. Brantley and Melissa A. Brantley a married couple has/have hereunto set his/her/their hand(s) and seal(s) this 8th day of November, 2017.

Jason L. Brantley  
Jason L. Brantley

Melissa A. Brantley  
Melissa A. Brantley

State of Alabama

Shelby County

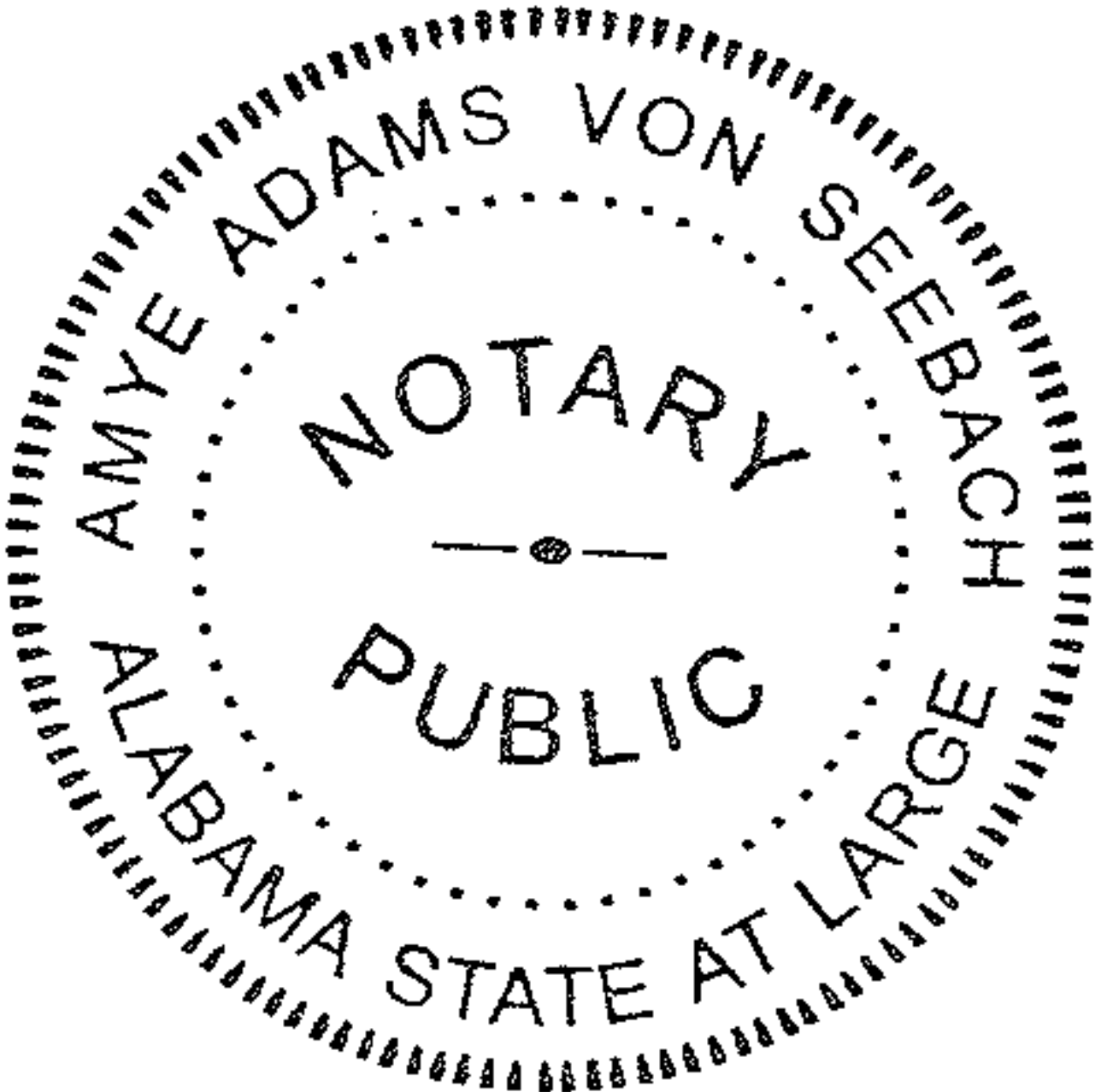
Jefferson  
I, The Undersigned, a notary for said County and in said State, hereby certify that Jason L. Brantley and Melissa A. Brantley, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my official hand and seal this 8th day of November, 2017.

Notary Public

Commission Expires:

**My Commission Expires:**  
**June 17, 2021**



S17-2635CDF

**EXHIBIT "A"**  
**Legal Description**

Lot 90, accordingly to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Area as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument #20040511000248910, and First Amendment to Declaration as recorded in Instrument #20091008000381600, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is thereto, is hereinafter referred to as the "Declaration")



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
11/13/2017 08:31:56 AM  
\$19.00 DEBBIE  
20171113000407830

A handwritten signature in black ink, appearing to read "J. W. Fuhrmeister", is written over the typed name of the judge.