

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Michael S Ellison, Jr and Hannah Ellison
4965 Hawthorne Place
Chelsea, AL 35043

20180502000149250
05/02/2018 01:18:35 PM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS
COUNTY OF SHELBY)

That, in consideration of \$214,000.00, 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, Shawn D West and Amanda S Wise, a married couple (the "Grantor", whether one or more), whose mailing address is 4119 Park Crossings Drive, Chelsea, AL 35043, do hereby grant, bargain, sell, and convey unto Michael S Ellison, Jr and Hannah Ellison (the "Grantees"), whose mailing address is 4965 Hawthorne Place, 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 4965 Hawthorne Place, Chelsea, AL 35043; to-wit:

Lot 6-43A, according to the Amended Map of Chelsea Park 6th Sector Resurvey, as recorded in Map Book 43, Page 141, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041014000566970, (which, together with all amendments thereto, are hereinafter collectively referred to as the declaration).

Subject to:

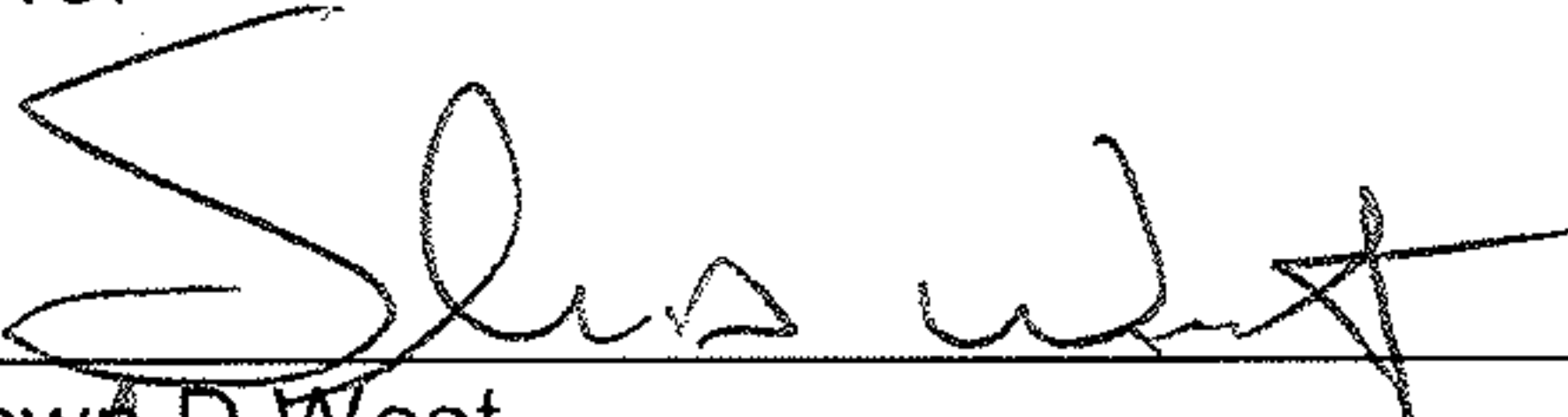
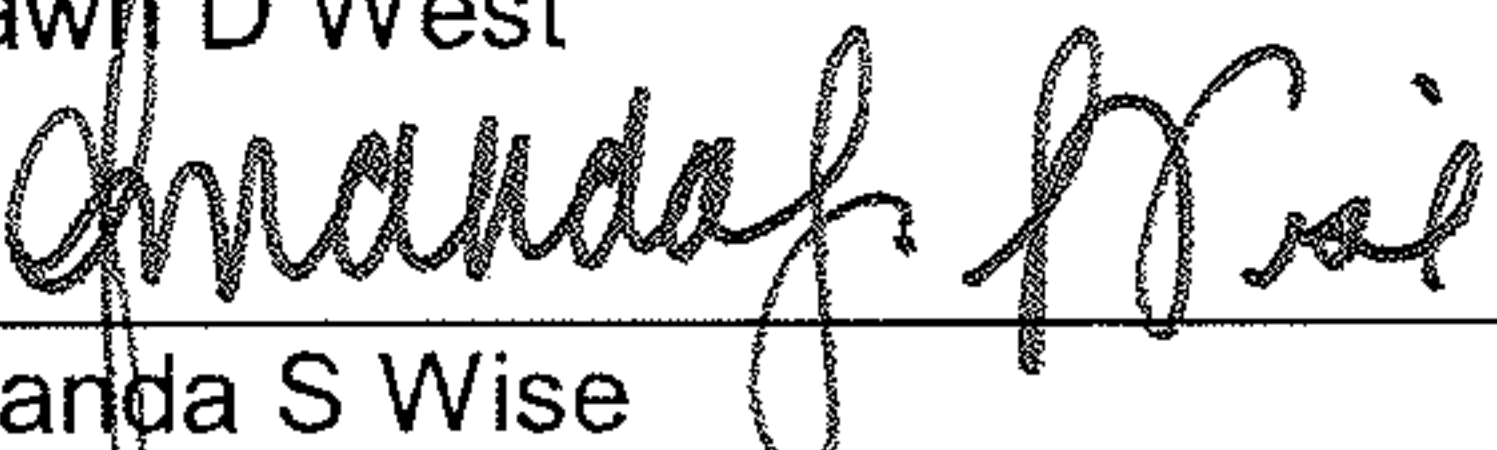
- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

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: \$203,200.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Shawn D West and Amanda S Wise, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of April, 2018.

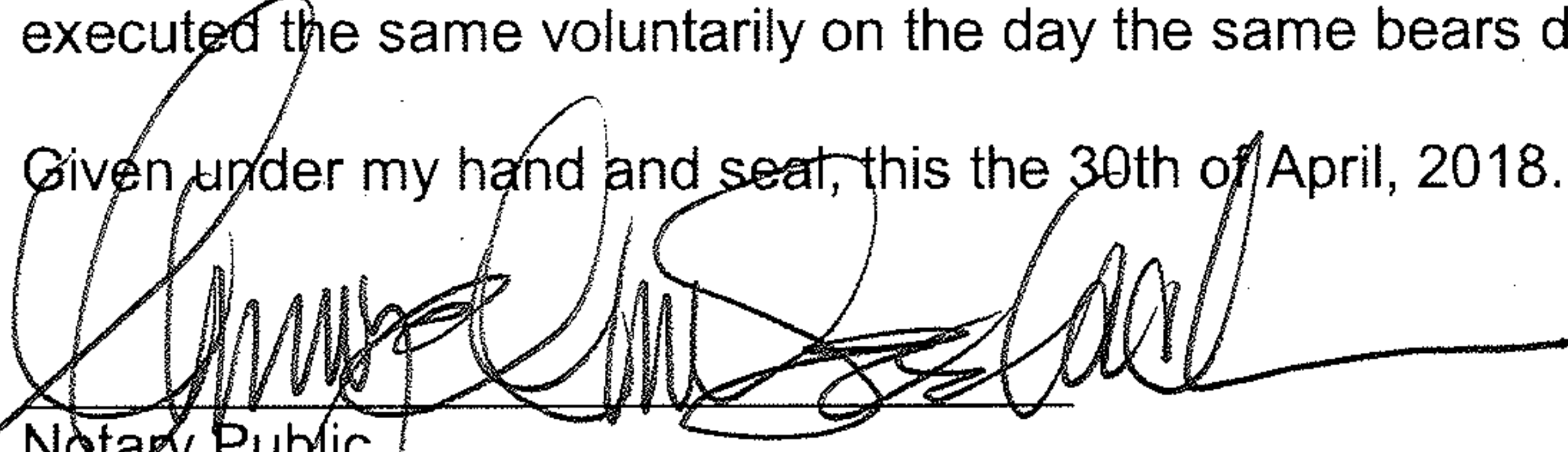

Shawn D West

Amanda S Wise

State of Alabama

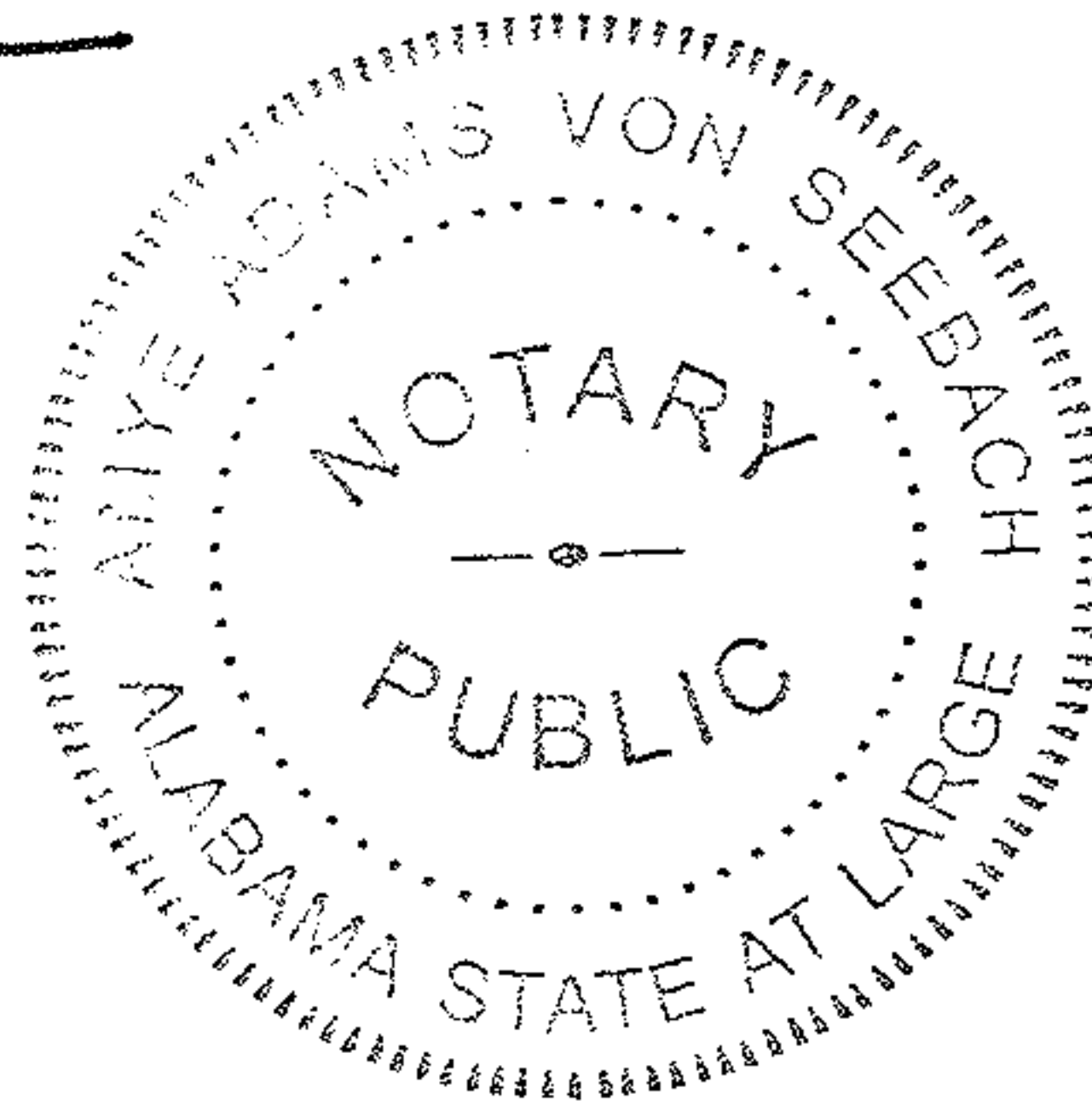
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Shawn D West and Amanda S Wise, a married couple, 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 hand and seal, this the 30th of April, 2018.


Notary Public

Commission Expires: My Commission Expires:
June 17, 2021



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
05/02/2018 01:18:35 PM
\$29.00 CHERRY
20180502000149250

