

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:
Taylor Alexandra Kilgore and Jordan P
Hausen
4679 Wooddale Lane
Pelham, AL 35124

20180601000191770
06/01/2018 08:42:42 AM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

That, in consideration of \$183,000.00, 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, Roy Stewart, a single man and Cami Stewart, a single person (the "Grantor", whether one or more), whose mailing address is 115 Chase Creek Circle, Pelham AL

35124, do hereby grant, bargain, sell, and convey unto Taylor Alexandra Kilgore and Jordan P Hausen (the "Grantees"), whose mailing address is 4679 Wooddale Lane, Pelham, AL 35124, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 4679 Wooddale Lane, Pelham, AL 35124; to-wit:

Lot 11, according to the Survey of Chaparral, Second Sector, as recorded in Map Book 8, Page 142, in the Probate Office of Shelby County, Alabama.

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: \$177,510.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, Roy Stewart, a single man and Cami Stewart, a single person, has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of May, 2018.

Roy Stewart by Cami Stewart his Attorney-In-Fact
Roy Stewart By Cami Stewart his Attorneys-In-Fact
Cami Stewart
Cami Stewart

State of Alabama

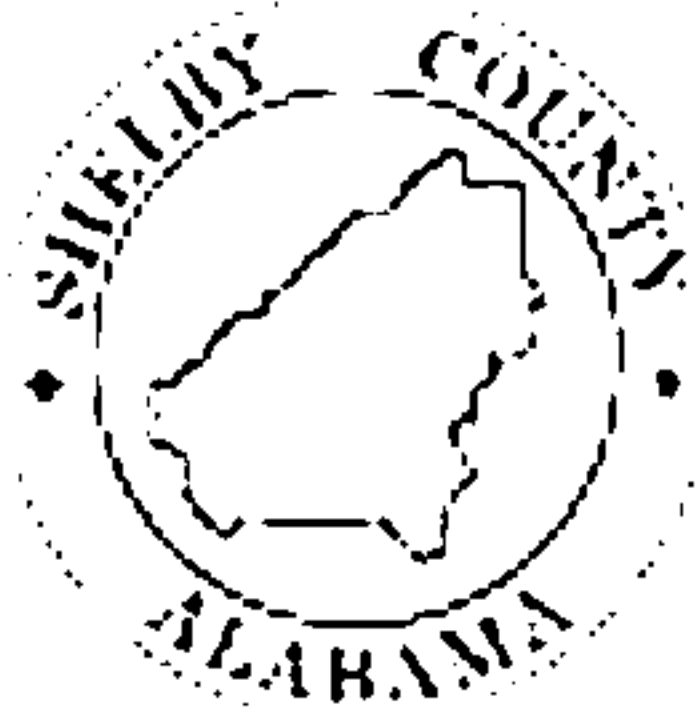
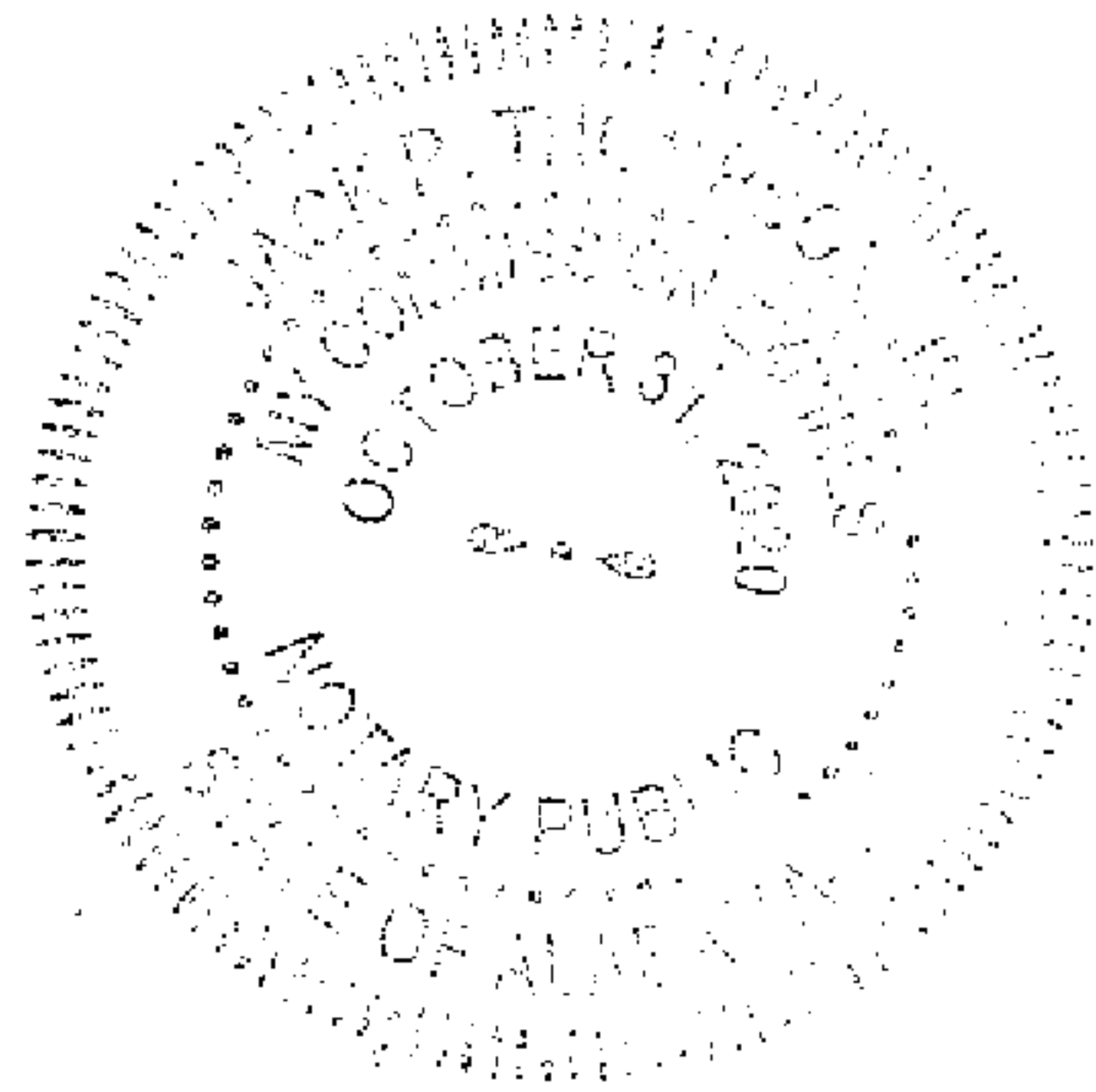
County of Jefferson

I, The undersigned, a notary for said County and in said State, hereby certify that Cami Stewart whose name individually and as Attorney in Fact for Roy Stewart is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, Individually and in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 30th of May, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
06/01/2018 08:42:42 AM
\$23.50 CHERRY
20180601000191770

