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DEEDS 1/1

Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Allison Bruno Morgan
Dustin LaDale Morgan

152 Bent Creek Dr.
Pelham, AL 35124

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Three Hundred Seventy Five Thousand Dollars and No Cents (\$375,000.00) to the undersigned Grantor, Classic American Homes, Inc., whose mailing address is 121 Bolivar Lane, Chelsea, AL 35043 (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Allison Bruno Morgan and Dustin LaDale Morgan, whose mailing address is 152 Bent Creek Drive, Pelham, AL 35124 (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, having an address of 152 Bent Creek Dr, Pelham, AL 35124, to-wit:

Lot 54, according to the Survey of Bent Creek Subdivision, Sector 2, Phase 2, as recorded in Map Book 47, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

\$335,775.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said Grantees, as joint tenants, with the 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance has hereto set its signature and seal, this the 27th day of April, 2020.

CLASSIC AMERICAN HOMES, INC.

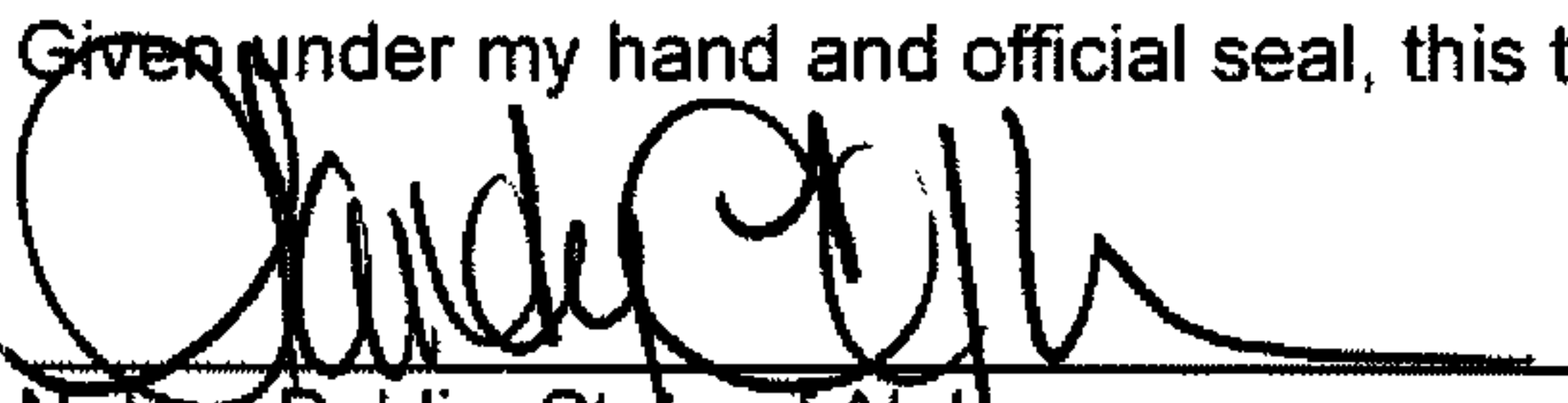


John W. Brock
President

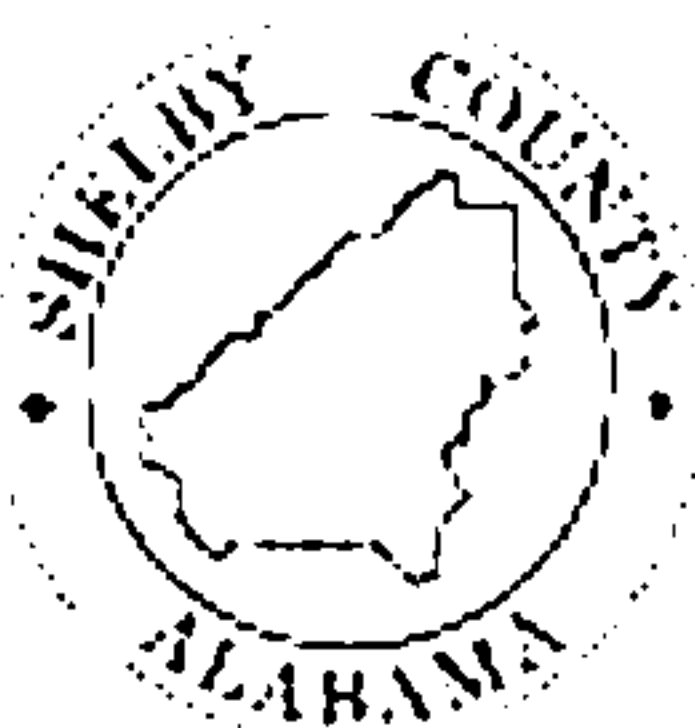
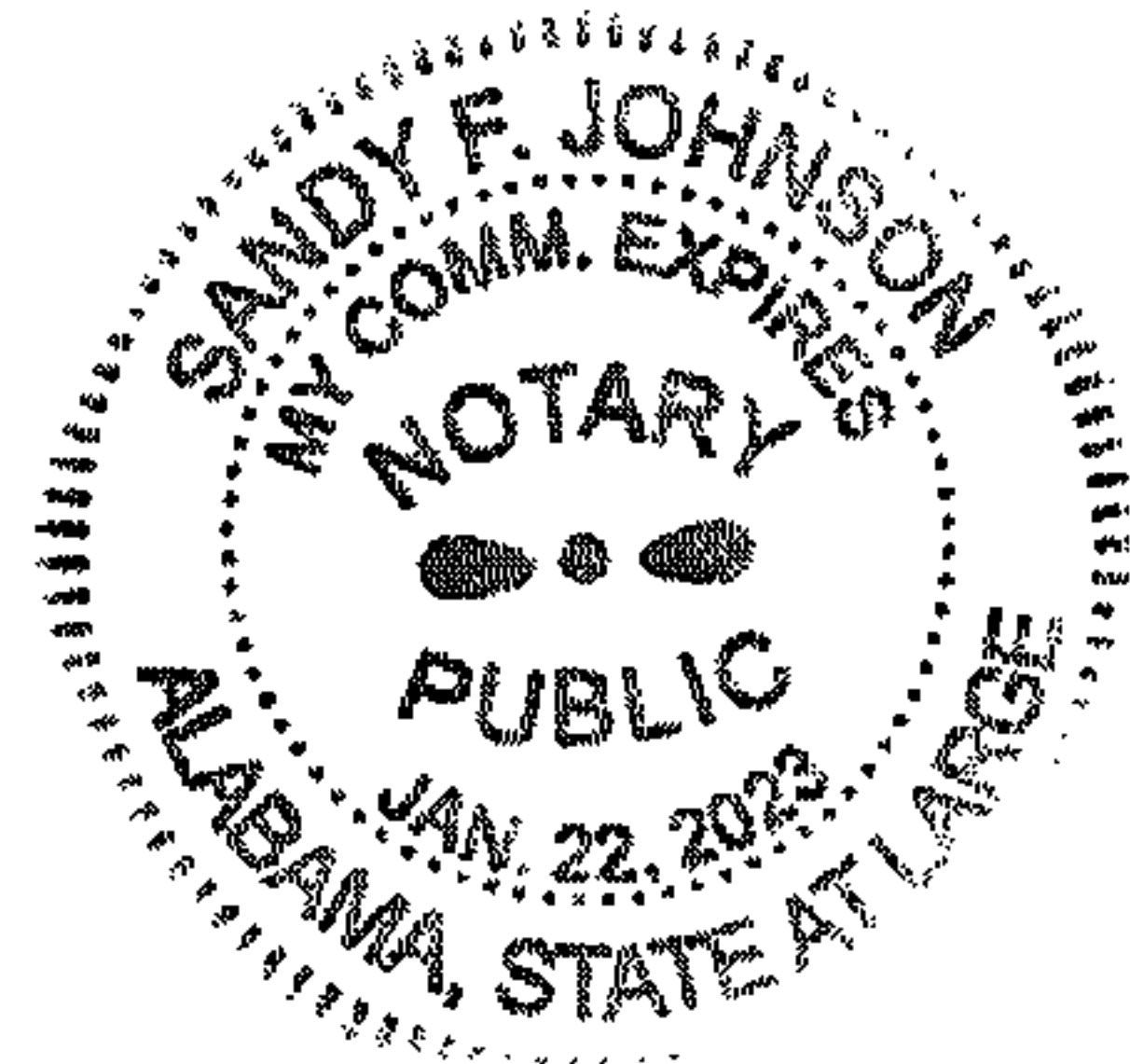
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John W. Brock, whose name as President of Classic American Homes, Inc. and whose name 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, that he, as such President and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 27th day of April, 2020.



Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/01/2020 02:37:30 PM
\$61.50 CHERRY
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Allison Bruno Morgan