

20200527000212080
05/27/2020 03:08:52 PM

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

DEEDS 1/2

Send Tax Notice To:
Scott Shultz Jr
Chablis Shultz
1642 Hwy 336
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 **Four Hundred Forty Seven Thousand Eleven Dollars and No Cents (\$447,011.00) the amount of which can be verified in the Sales Contract between the parties hereto** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

W Development LLC, a limited liability company, whose mailing address is:

398 Chesser Dr. Ste 1 Chelsea AL 35043

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Scott Shultz Jr and Chablis Shultz, whose mailing address is:

1642 Hwy 336, Chelsea, AL 35043

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1642 Hwy 336, Chelsea, AL 35043 to-wit:

Lot 8 according the Survey of Chelsea Reserve as recorded in Map Book 47, Page 85 in the Probate Office of Shelby County, Alabama.

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

\$341,011.00 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 right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless 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 the said Grantees, their heirs and assigns, that I am (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 a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 26th day of May, 2020.

W. Development, LLC

[Signature]
Scott Weygand, Member

State of Alabama

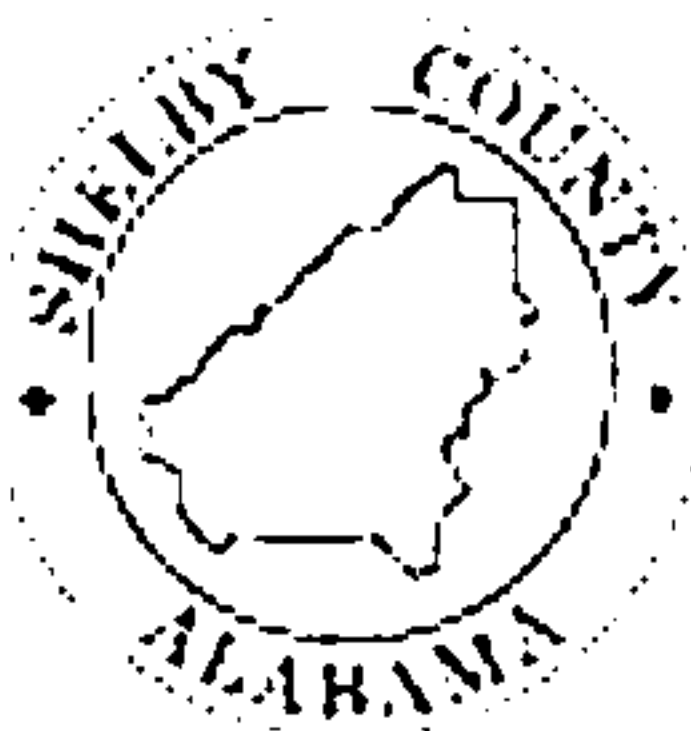
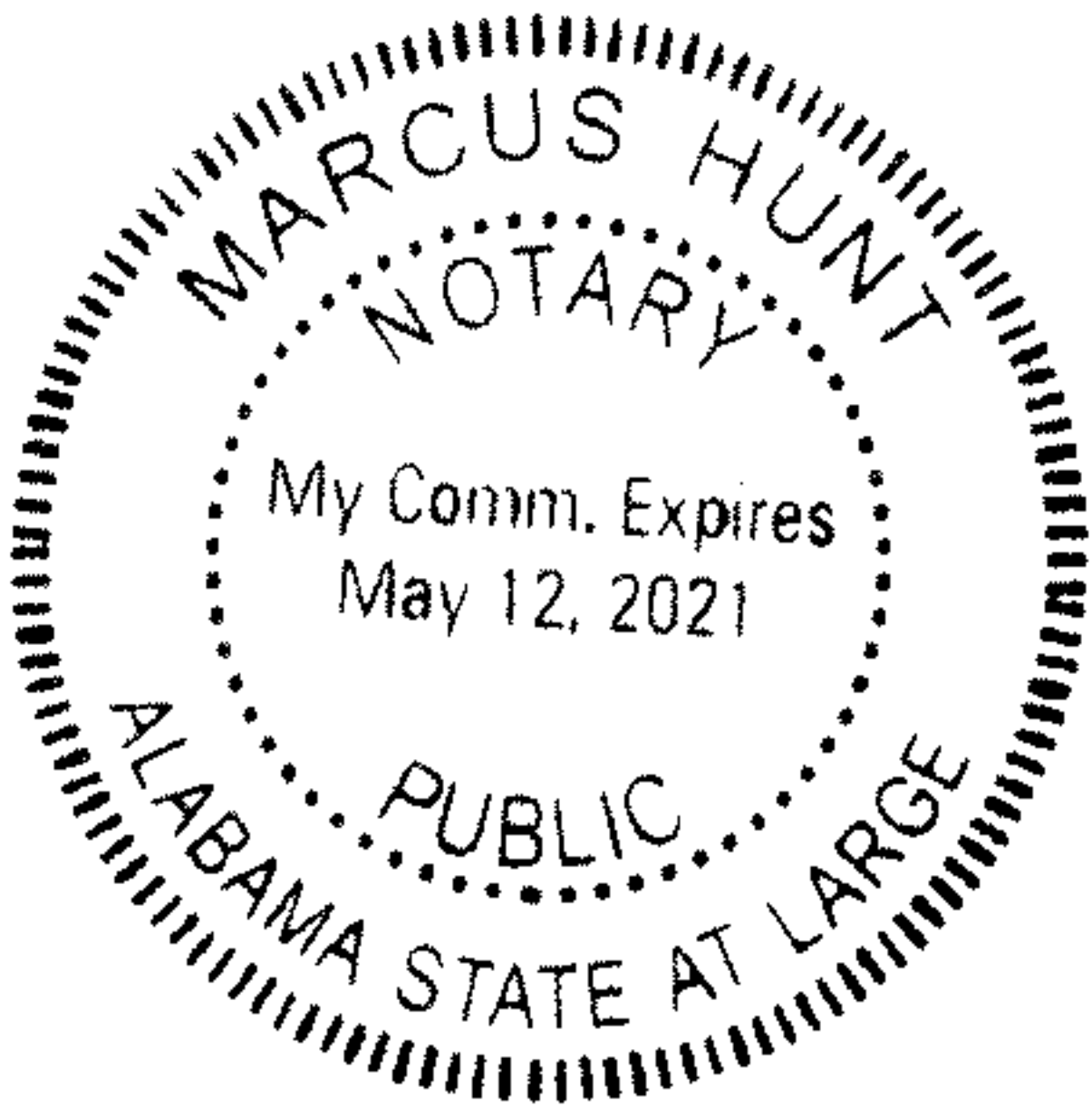
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W Development LLC, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/ they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 26th day of May, 2020.

[Signature]
Notary Public, State of Alabama

Marcus Hunt
Printed Name of Notary

My Commission Expires: 5/12/21



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/27/2020 03:08:52 PM
\$131.00 CHERRY
20200527000212080

Allie S. Beyl