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12/03/2020 11:36:54 AM
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:
Michael Bryant Smith
Angela Mae Smith

133 Bolivar Cir.
Chelsea, AL 35043

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Four Hundred Fifty Thousand Dollars and No Cents (\$450,000.00) to the undersigned Grantor, Classic American Homes, Inc., **an Alabama Corporation**, whose mailing address is: **121 Bolivar Ln., 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 Michael Bryant Smith and Angela Mae Smith, whose mailing address is: **3938 Highway 69, Chelsea, AL 35043**, (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 133 Bolivar Cir, Chelsea, AL 35043, to-wit:

Lot 417, according to the survey of Lime Creek Phase 4 at Chelsea preserve as recorded in Map Book 37, Page 97, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$337,500.00 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, John W. Brock, who is authorized to execute this conveyance has hereto set its signature and seal, this the 19th day of November, 2020.

CLASSIC AMERICAN HOMES, INC.

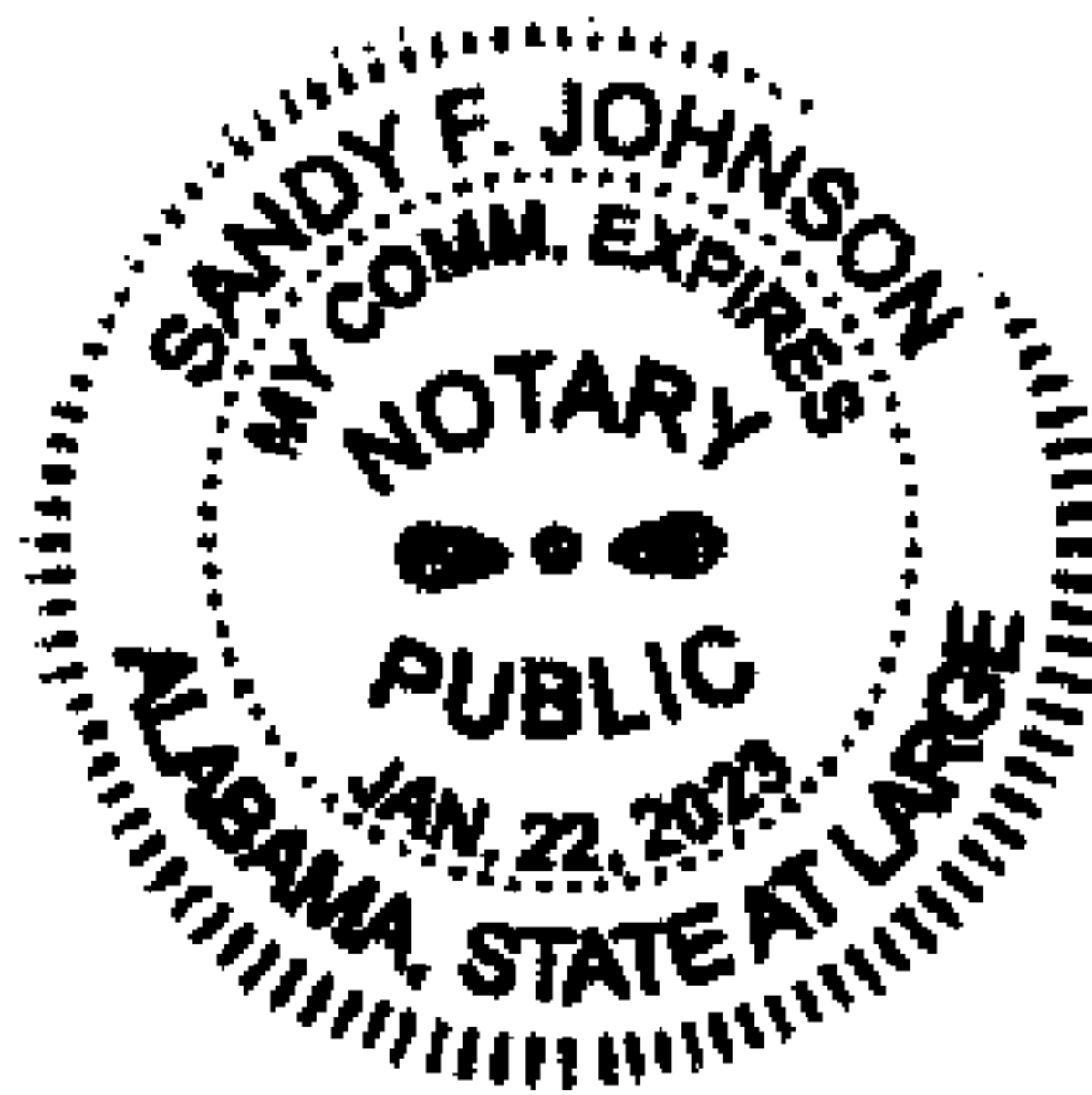
John W. Brock
President

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 19th day of November, 2020.

Sandy F. Johnson
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
12/03/2020 11:36:54 AM
\$134.50 CHARITY
20201203000552890

Alvin S. Byrd