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09/17/2021 01:16:33 PM  
DEEDS 1/2

Prepared by:  
Robert McNearney III  
2870 Old Rocky Ridge Road  
Suite 160  
Birmingham, AL 35243

Send Tax Notice To:  
Lionel Chin  
116 Brookhollow Way  
Pelham, AL 35124

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of NINETY SEVEN THOUSAND TWO HUNDRED Dollars and No Cents (\$97,200.00) to the undersigned Grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged I or we, Lionel Chin and Shirley W. Chin, husband and wife, whose address is 116 Brookhollow Way, Pelham, AL 35124 (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Lionel Chin, Sr., Shirley W Chin and Lionel Chin Jr. whose address is 116 Brookhollow Way, Pelham, AL 35124 (herein referred to as Grantee, whether one or more), as joint tenants with right of survivorship, the following described real estate property situated in Shelby County Alabama, the address of which is 116 Brookhollow Way, Pelham, AL 35124

Lot 56, according to the Survey of Brookhollow, First Sector, as recorded in Map Book 17, Page 1()3, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

THIS DEED WAS EXECUTED WITHOUT A SEARCH OF THE TITLE RECORDS BEING COMPLETED.

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

TO HAVE AND TO HOLD, to the said Grantee, his her or their heirs and assigns forever.

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 warrant 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 the 17<sup>th</sup> day

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s), this the 17<sup>th</sup> day of September, 2021.

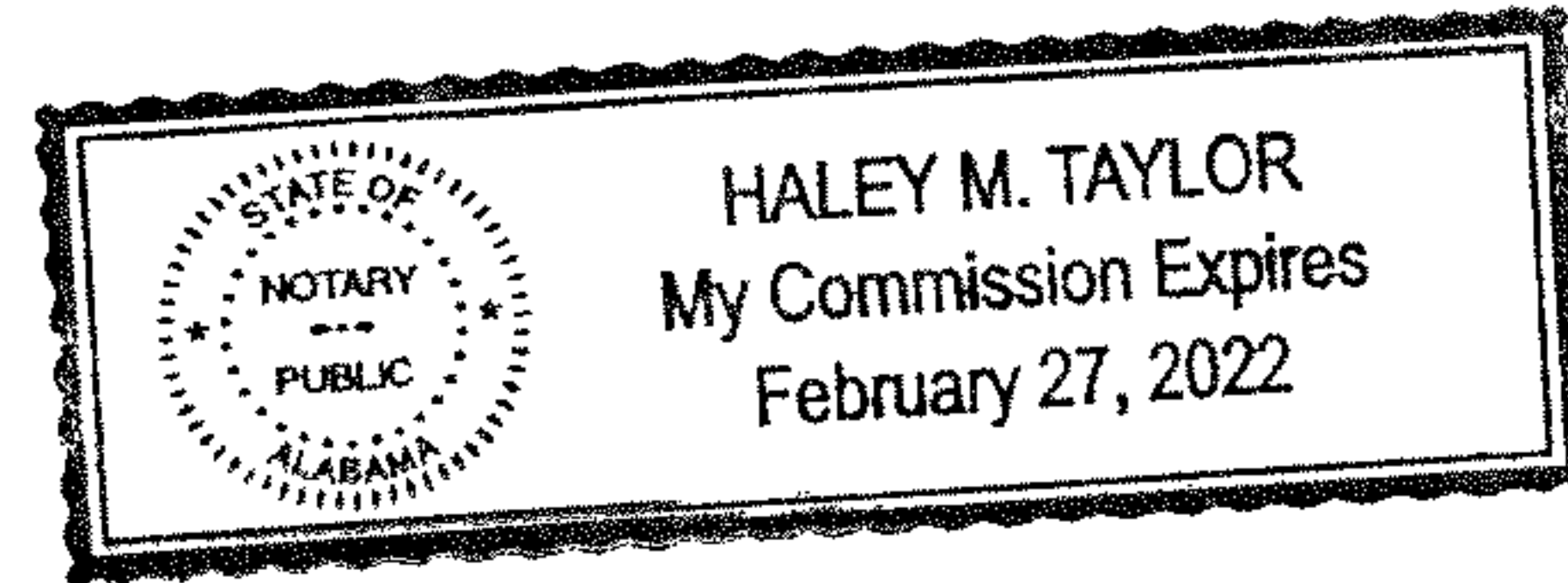
Lionel Chin  
Lionel Chin  
Shirley W. Chin  
Shirley W. Chin

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for the said county, in said state, hereby certify that Lionel Chine and Shirley W. Chin 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 17<sup>th</sup> day of September, 2021.

Haley M. Taylor  
Notary Public, State of Alabama  
Haley M. Taylor  
Printed Name of Notary  
My Commission Expires: \_\_\_\_\_



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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\$123.50 JOANN  
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Allie S. Bayl