

THIS INSTRUMENT PREPARED BY:

F. Wayne Keith
Law Offices of F. Wayne Keith PC
120 Bishop Circle
Pelham, Alabama 35124


20140228000054340 1/4 \$24.00
Shelby Cnty Judge of Probate, AL
02/28/2014 09:51:15 AM FILED/CERT

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WARRANTY DEED

Joint tenants with right of survivorship

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Two Hundred, Twenty Thousand and no/100's Dollars (\$220,000.00)** to the undersigned grantors,

Robert Joseph Lackey and wife, Gale W. Lackey

in hand paid by the grantees herein, the receipt whereof is hereby acknowledged the said grantors grant, bargain, sell and convey unto

Edward H. Chartrand and Jane W. Chartrand

as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 25, according to the Survey of Villa's Belvedere, as recorded in Map Book 29, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching prior to the date the grantees acquire for value of record the estate or interest or mortgage thereon.**
- 2. All taxes for the year 2014 and subsequent years, a lien not yet due and payable.**
- 3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the Land.**
- 4. Rights or claims of parties in possession not shown by the public records.**
- 5. Easements or claims of easements, not shown by the public records.**
- 6. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records.**
- 7. Taxes, special assessments, and dues which are not shown as existing liens by the public records.**
- 8. Any reappraisal, adjustment, and/or escape taxes which may become due by virtue of any action of the Tax Assessor, Tax Collector, or the Board of Equalization.**

9. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Villa's Belvedere recorded in Map Book 29, Page 27 A & B, in the Office of the Judge of Probate of Shelby County, Alabama.

10. Right-of-way to Shelby County, Alabama, recorded in Volume 196, Page 248.

11. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records and those rights recorded in Instrument #1999-28267.

12. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #2002-18725.

13. Covenants, conditions, and restrictions as set forth in instrument recorded Instrument #2001-50211, and amended in Instrument #20020624000295890.

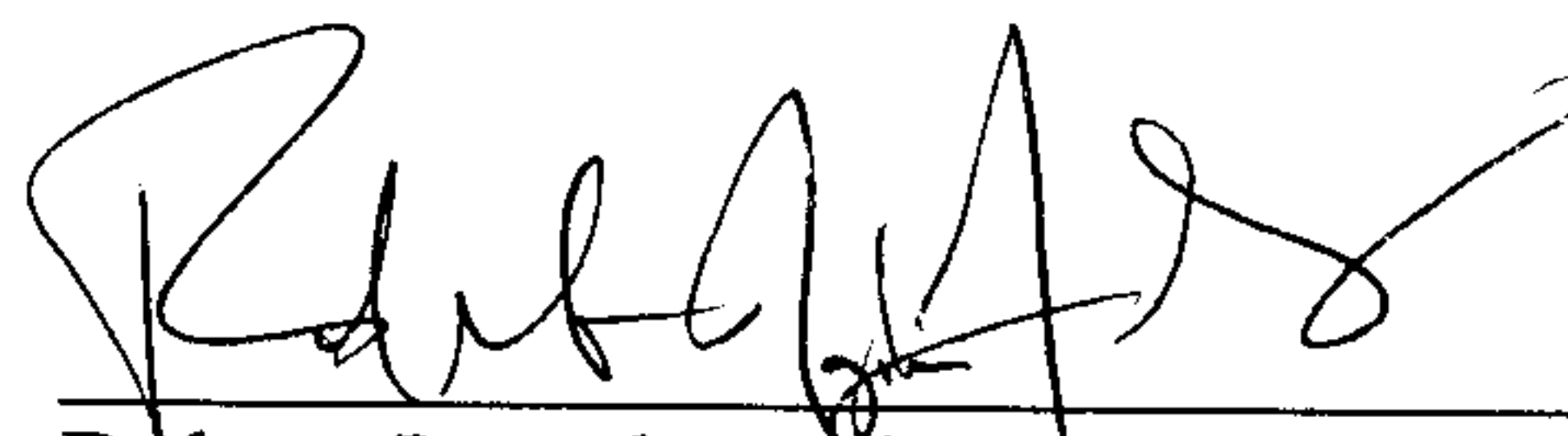
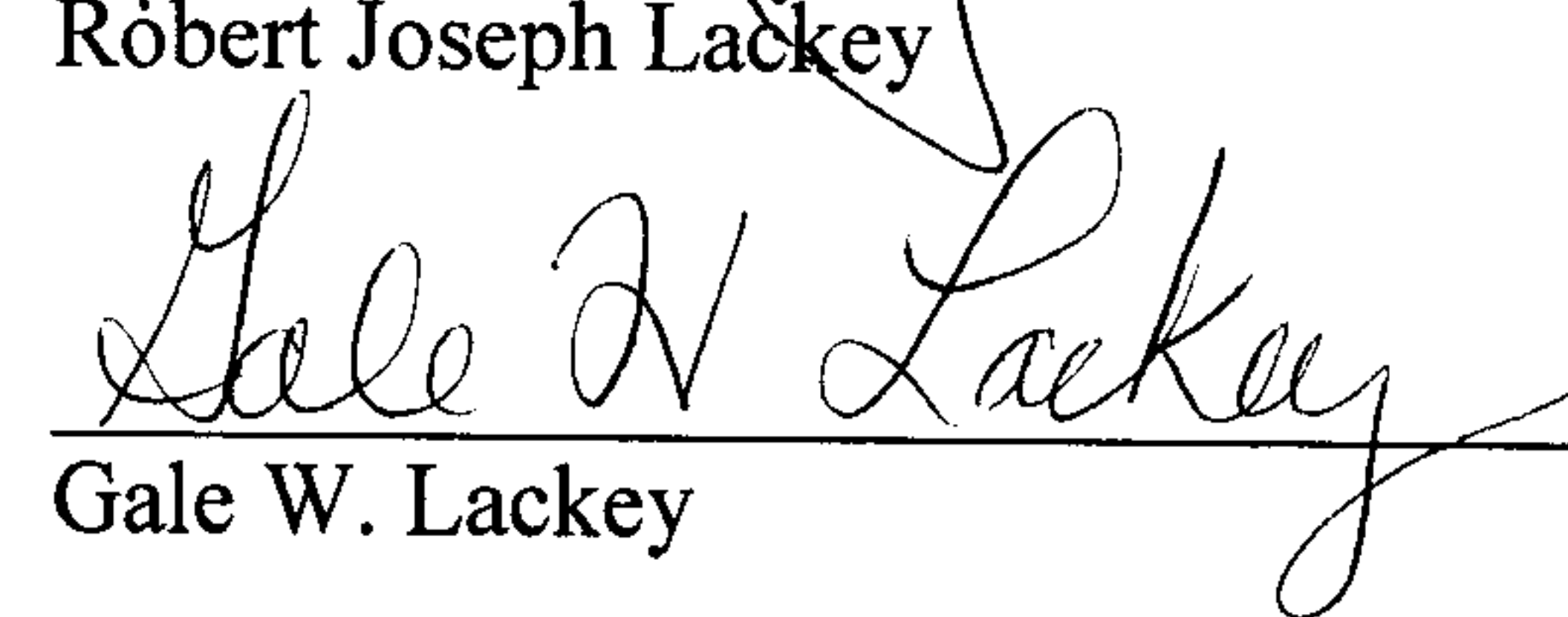
All of the above consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one or more grantees 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 we do, for ourselves and for our heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free of all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and my 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, we have hereunto set my hand and seal, this the 27th day of February, 2014.

WITNESS:


Robert Joseph Lackey

Gale W. Lackey

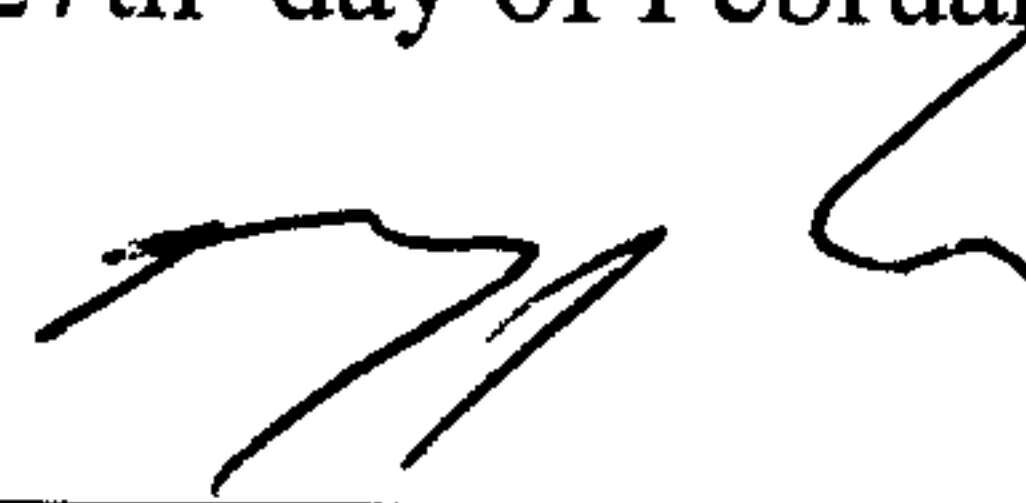
Notary on next page


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STATE OF ALABAMA
SHELBY COUNTY

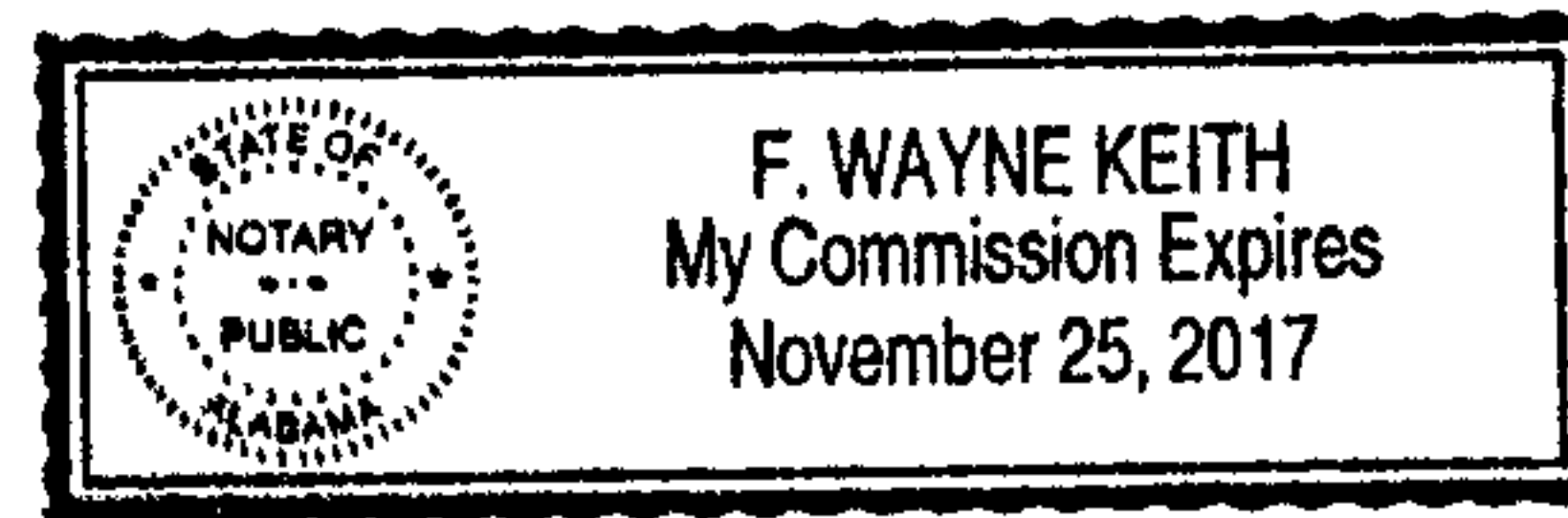
I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert Joseph Lackey and Gale W. Lackey, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 27th day of February, 2014.



Notary Public

SEND TAX NOTICE TO:
Edward H. Chartrand
188 Belvedere Drive
Birmingham, Alabama 35242



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Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name: Robert Joseph Lackey
Gale W. Lackey

Mailing Address : 1142 Kingswood Road
Birmingham, Alabama 35242

Grantee's Name: Edward H. Chartrand
Jane W. Chartrand

Mailing Address: 75 Elm Street
Goffstown, NH 03045

Property Address: 188 Belvedere Drive
Birmingham, Alabama 35242

Date of Transfer: February 27, 2014

Total Purchase Price \$220,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

	Bill of Sale	Appraisal
x	Sales Contract	Other
x	Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: February 27, 2014

x	Sign <u>[Signature]</u> verified by Robert Joseph Lackey-grantor
x	Sign <u>[Signature]</u> verified by Gale W. Lackey-grantor
x	Sign <u>[Signature]</u> verified by Edward H. Chartrand by his POA Eric Jon Chartrand-grantee
x	Sign <u>[Signature]</u> verified by Jane W. Chartrand by his POA Eric Jon Chartrand-grantee

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