



20160616000207680 1/2 \$47.00  
 Shelby Cnty Judge of Probate, AL  
 06/16/2016 10:15:17 AM FILED/CERT

# Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

281,000  
 251,000  
 -----  
 30,000

**JOINTLY FOR LIFE  
 WITH REMAINDER TO SURVIVOR**

22399 (1 of 2)

Know all Men by these Presents: That, in consideration of Two Hundred Eighty One Thousand and no/100 Dollars (\$281,000.00) and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **JEFF LINDLOW, joined by his wife, MELINDA LINDLOW**, (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **PHILIP E. BAZINET, II and KAREN M. BAZINET** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 69, according to the Survey of Final Plat Oaklyn Hills, Phase 3, as recorded in Map Book 34, Page 52, in the Probate Office of Shelby County, Alabama.

Commonly known as 513 Rolling Hills Drive, Chelsea, Alabama 35043

**DEED TO BE EFFECTIVE MAY 31, 2016**

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; and specifically the following exceptions:

1. Reservations, restrictions, easements, and notes as shown on plat of record in Map Book 34, Page 52.
2. 35 foot building setback line at front lot line as shown on plat of record.
3. 5 foot easement along the front lot line as shown on plat of record.
4. 15 foot easement along the Northwest lot line as shown on plat of record.

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantors have set their hands and seals this 16 day of November, 2015.

Jeff Lindlow {L.S.}  
Jeff Lindlow

Melinda Lindlow {L.S.}  
Melinda Lindlow

STATE OF Illinois  
COUNTY OF St Clair

I, the undersigned notary public, in and for said county and state, hereby certify that **Jeff Lindlow and Melinda Lindlow**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day 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 16th day of November, 2015.



Lori A. Walker  
Notary Public  
My commission expires 03/18/19

**GRANTEES' MAILING ADDRESS:**  
513 Rolling Hills Dr  
Chelsea, AL 35043

**GRANTORS' MAILING ADDRESS:**  
1042 East Juneau Ave  
Milwaukee WI 53203

**THIS INSTRUMENT PREPARED BY:**  
Crane Legal, P.C.  
2607 Dauphin St.  
Suite C  
Mobile AL 36606  
Telephone: 251-479-5218 Fax: 251-472-1081  
File # 22399

