

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

Send Tax Notice To:
Thomas P Cleveland
Pamela J. Cleveland

20170731000272330
07/31/2017 08:38:43 AM
DEEDS 1/2

2024 Fairbank Cir.
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 **One Hundred Fifty Three Thousand Dollars and No Cents (\$153,000.00) 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

Katherine Marie Ferris, individually and as Attorney in Fact for her husband, Stephen Michael Ferris, whose mailing address is:

2024 Fairbank Circle ; Chelsea, AL 35043

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

Thomas P Cleveland and Pamela J. Cleveland, whose mailing address is:

2024 Fairbank Cir., 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: 2024 Fairbank Cir., Chelsea, AL 35043 to-wit:

Lot 3-57, according to the Plat of Chelsea Park 3rd Sector s recorded in Map Book 34, Page 23 A & B in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 3rd Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20041014000566970 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration")

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

\$156,289.00 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 27th day of July,

Stephen Michael Ferris, by and through his Attorney in Fact,

Stephen Michael Ferris, by and through his Attorney in Fact, Katherine Marie Ferris

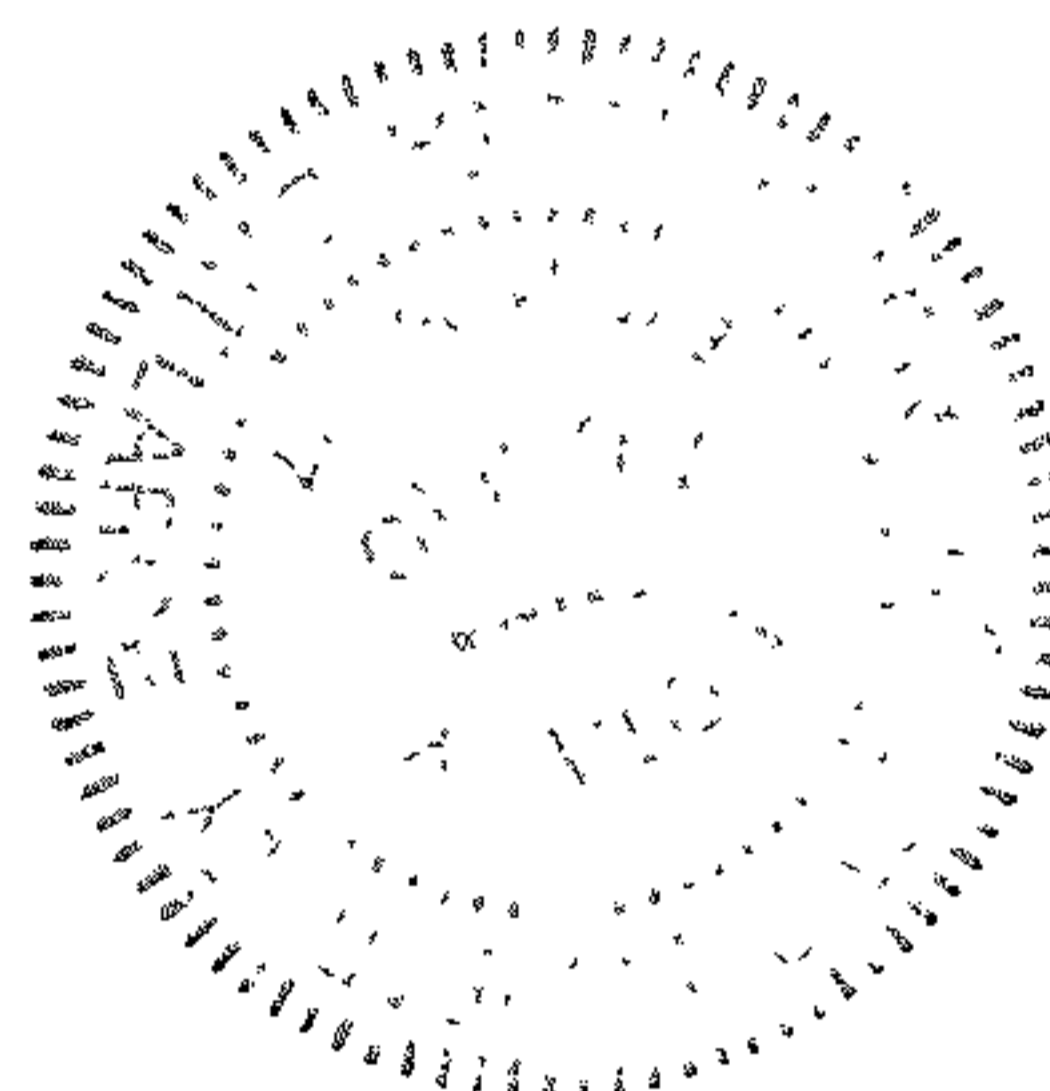
Katherine Marie Ferris

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Katherine Marie Ferris, individually and as Attorney in Fact for her husband, Stephen Michael Ferris, whose name (s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she individually and in her capacity as said Attorney in Fact and with full authority, executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 27th day of July, 2017.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: 11/5/17



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/31/2017 08:38:43 AM
\$19.00 CHERRY
20170731000272330

[Signature]