


This Instrument was Prepared by:

Lauren N. Smith, Esquire
80 N Village Dr
Gardendale, AL 35071
File No.: 175560

Send Tax Notice To: Jason Corey Stepek
Morgan Marie Stepek
112 Park Forest Terrace
Alabaster, AL 35007


2018021600049810 1/1 \$16.00
Shelby Cnty Judge of Probate, AL
02/16/2018 09:22:35 AM FILED/CERT

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thirty Nine Thousand Dollars and No Cents (\$139,000.00)**, 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, **Adam Ulishney and Sandra Ulishney**, a married couple, whose mailing address is **1036 Olive Drive, Garner, NC 27529** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jason Corey Stepek and Morgan Marie Stepek**, whose mailing address is **112 Park Forest Terrace, Alabaster, AL 35007** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **365 Summerchase Dr., Calera, AL 35040**; to wit;

Lot 58, according to the Survey of Summerchase Phase 4, as recorded in Map Book 26, Page 111, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

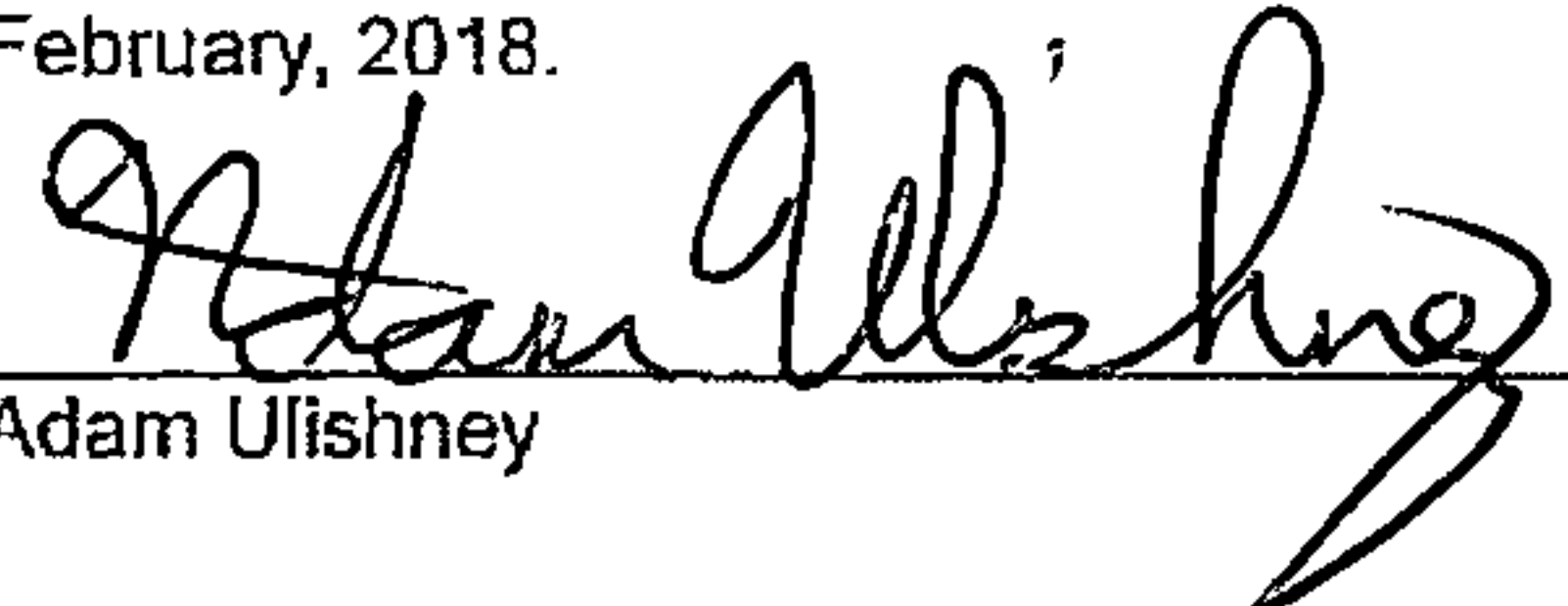
Property may be subject to taxes for the year 2018 and subsequent years and all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

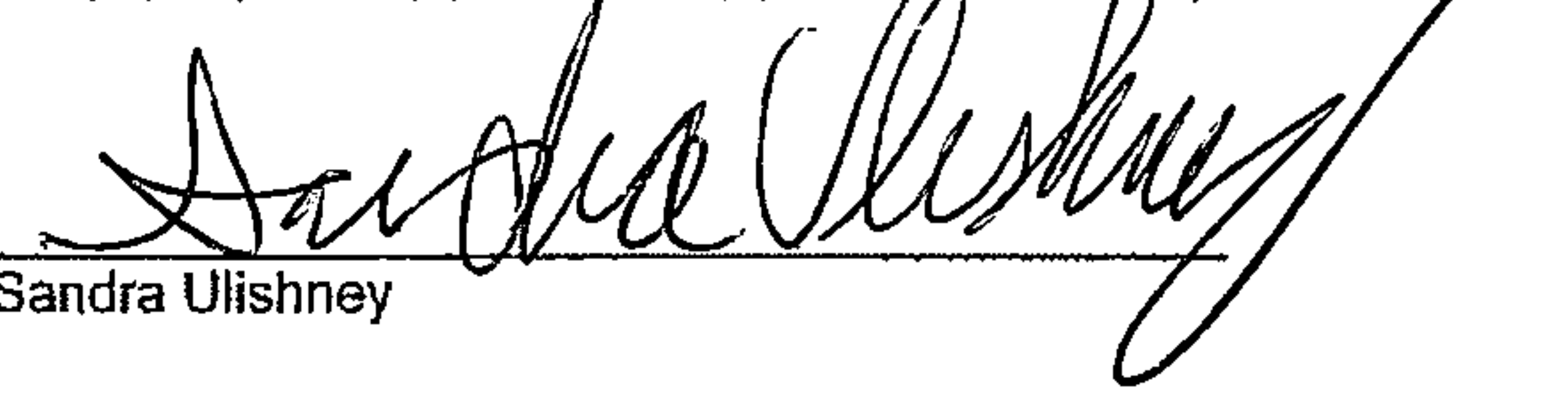
\$140,404.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of February, 2018.


Adam Ulishney



Sandra Ulishney

State of NC

County of Johnston

I, Tara Welsh, a Notary Public in and for the said County in said State, hereby certify that Adam Ulishney and Sandra Ulishney, whose name(s) 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 7 day of February, 2018


Notary Public, State of NC

My Commission Expires: January 19, 2021

