

This Instrument was Prepared by:

Send Tax Notice To: Rickard Joseph Stewart
Benjamin Ross Stewart

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210
File No.: 186374

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Tax Assessed Value: \$289460.00 *12 = 144,730*
State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Ten Dollars and No Cents (\$10.00), 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, **Rickard Joseph Stewart and Cricket Stewart, a married couple, whose mailing address is 3459 Indian Lake Ln, Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rickard Joseph Stewart and Benjamin Ross Stewart, whose mailing address is 3459 Indian Lake Ln, Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is 3459 Indian Lake Ln., Pelham, AL 35124; to wit;

Commence at the Northeast corner of the Northwest Quarter of the Northwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; thence run West along the North 1/4-1/4 line 132.93 feet; thence turn left 77 deg. 25 min. 48 sec. and run Southerly 61.46 feet to a point on the South right-of-way of Indian Lake Lane (60 foot right of way); thence turn right 77 deg. 25 min. 48 sec. and run West 110.00 feet along said right of way to the point of a counter-clockwise curve having a delta angle of 61 deg. 52 min. 27 sec. and a radius of 387.11 feet; thence run along the arc of said curve 418.04 feet to the point of tangent; thence continue tangent to said curve 104.10 feet along said right-of-way to the point of beginning; thence turn left 88 deg. 27 min. 06 sec. and run Southeast 303.53 feet; thence turn left 70 deg. 58 min. 15 sec. and run Northeast 100.00 feet; thence turn left 90 deg. 43 min. 48 sec. and run Northwest 366.79 feet to a point on the East right-of-way of Indian Lake Lane, said point being on a counter-clockwise curve having a delta angle of 14 deg. 48 min. 03 sec. and a radius of 387.11 feet; thence turn left 98 deg. 02 min. 48 sec. to tangent and run along the arc of said curve 100.00 feet; thence continue tangent to said curve 104.10 feet along said right-of-way to the point of beginning; being situated in Shelby County, Alabama.

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

Grantor Rickard Joseph Stewart is the surviving Grantee of that certain Warranty Deed dated October 19, 1992 and recorded on October 26, 1992 as Instrument # 1992-24554 in the Office of the Judge of Probate in Jefferson County, Alabama. The remaining Grantee Faith A. Stewart having departed this life on September 17, 2004.

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.

Shelby County, AL 10/10/2018
State of Alabama
Deed Tax: \$145.00


20181010000361450 1/2 \$163.00
Shelby Cnty Judge of Probate, AL
10/10/2018 02:43:55 PM FILED/CERT

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 October, 2018.

Rickard Joseph Stewart
Rickard Joseph Stewart

Cricket Stewart
Cricket Stewart

State of Alabama

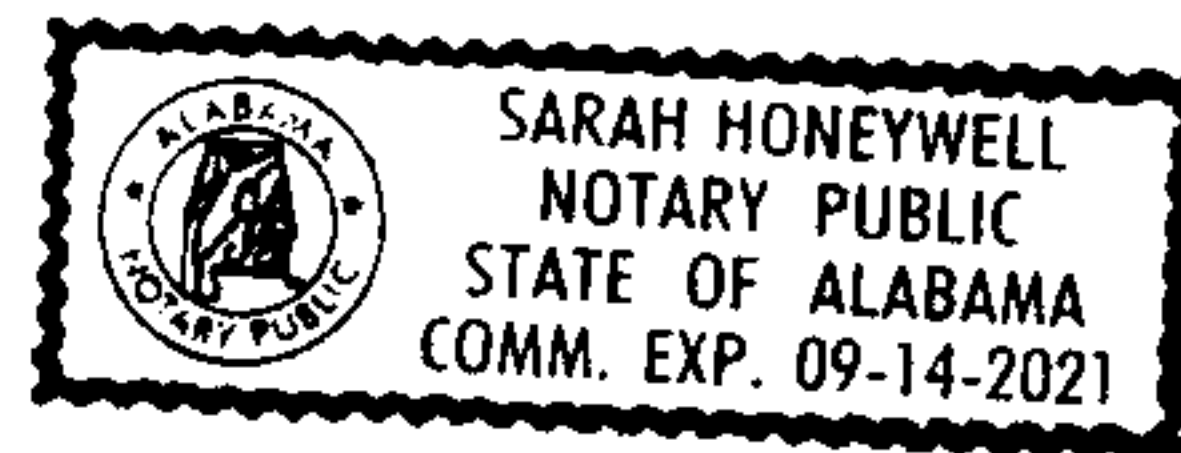
County of Shelby

I, Sarah Honeywell, a Notary Public in and for the said County in said State, hereby certify that Rickard Joseph Stewart and Cricket Stewart, 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 9th day of October, 2018.

Sarah Honeywell
Notary Public, State of Alabama

My Commission Expires: 9/14/2021



20181010000361450 2/2 \$163.00
Shelby Cnty Judge of Probate: AL
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