

This Instrument was Prepared by:

Lauren N. Smith, Esquire
for National Title & Appraisal, Inc.
2880 Crestwood Blvd.
Irondale, AL 35210

Send Tax Notice To: Rickard Joseph Stewart
Benjamin Ross Stewart
Joan H Stewart

File No.: 186373

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

Tax Assessed Value: \$99,900.00 ~~273,600.00~~
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 J. Stewart a/k/a Richard J. Stewart, a married man*, and Joan H. Stewart, a single woman, whose mailing address is 3505 Wildewood Dr., 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, and reserving unto Joan H Stewart a life estate, 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 **3505 Wildewood Dr., Pelham, AL 35124**; to wit;

Lot 50, Block 1, according to the Survey of Wildewood Village, Fifth Addition as recorded in Map Book 9 Page 165 in the Probate Office of Shelby County, Alabama; 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.

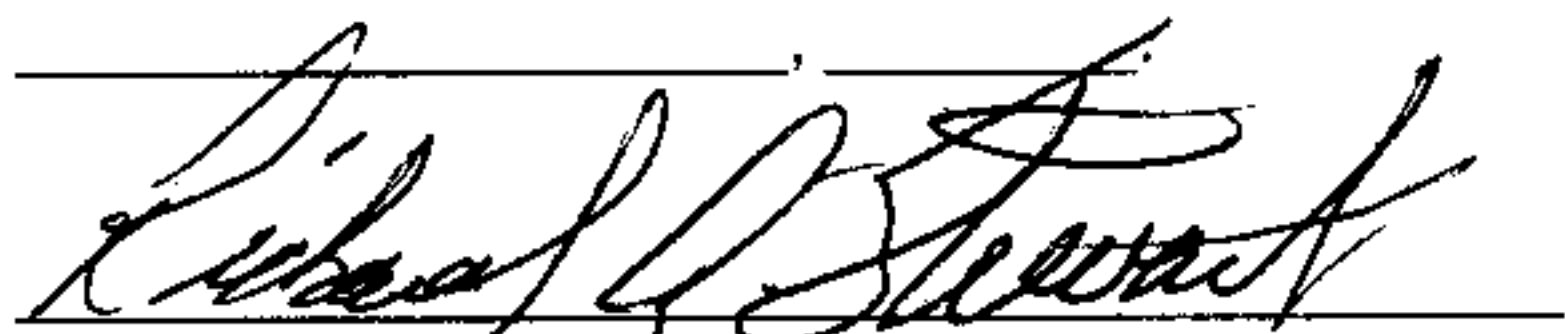
***Subject property is not the homestead of Grantor Rickard Joseph Stewart aka Richard J. Stewart nor the homestead of Grantor's spouse.**

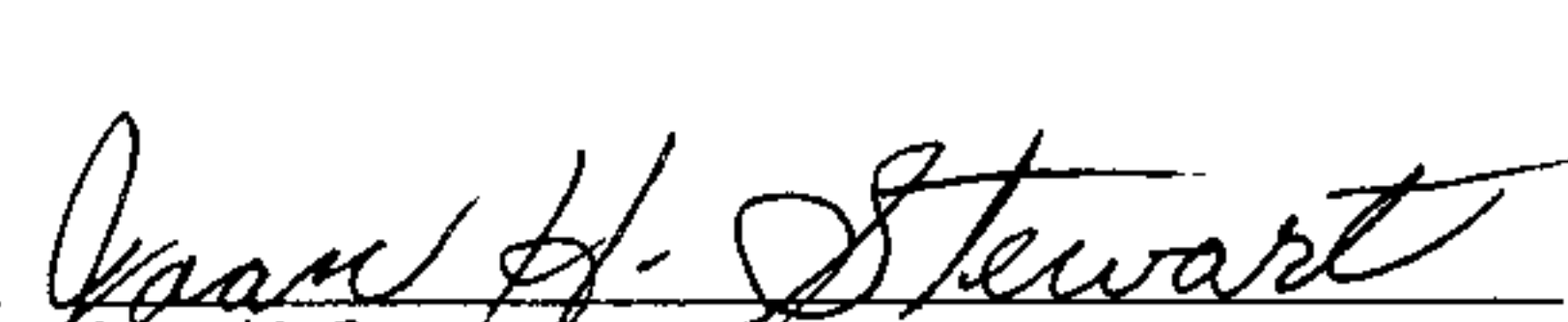
Grantors Richard J. Stewart aka Rickard J. Stewart and Joan H. Stewart are the surviving Grantees of that certain Warranty Deed dated December 22, 2003 and recorded on December 23, 2003 as Instrument #20031223000823990 in the Office of the Judge of Probate of Shelby County, Alabama. The other Grantee 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 subject to the reservation of the life estate of Joan H Stewart, grantor.


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 _____ day of _____


Rickard J. Stewart


Joan H. Stewart

Shelby County, AL 10/10/2018
State of Alabama
Deed Tax: \$67.00


20181010000361460 1/2 \$87.00
Shelby Cnty Judge of Probate, AL
10/10/2018 02:43:56 PM FILED/CERT

State of Alabama

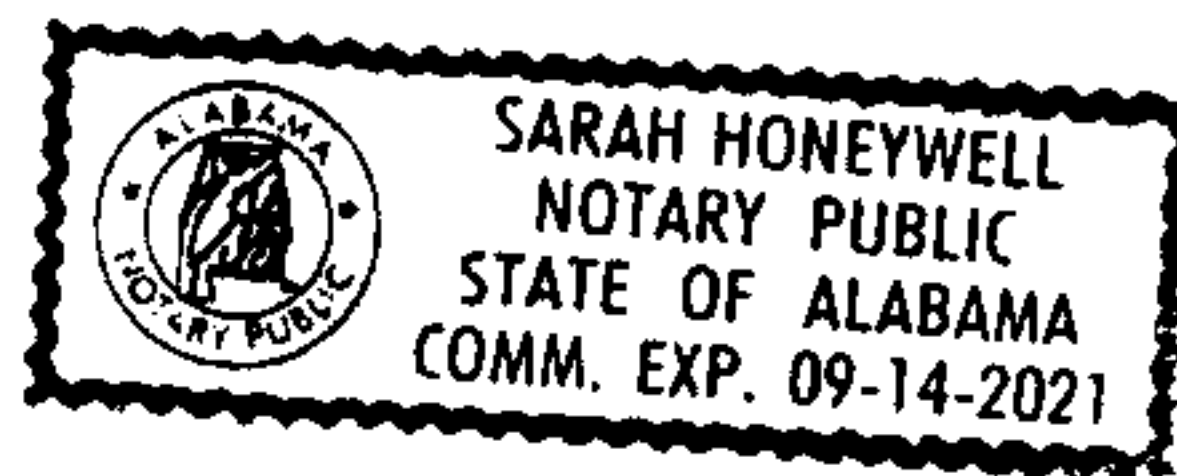
County of Shelby

I, Sarah Honeywell, a Notary Public in and for the said County in said State, hereby certify that Rickard J. Stewart a/k/a Richard J. Stewart and Joan H. 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



20181010000361460 2/2 \$87.00
Shelby Cnty Judge of Probate, AL
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