

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Kris T. Lewis and Teresa L Lewis
148 Renwick Lane
Calera, AL 35040

**20181221000446010
12/21/2018 08:08:34 AM
DEEDS 1/2**

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS
)

That, in consideration of \$188,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Robert Parker and Andrea Lynne Parker f/k/a Lynne O'Neill, a married couple (the "Grantor", whether one or more), whose mailing address is 1124 Whippoorwill Drive, Alabaster, AL 35007, do hereby grant, bargain, sell, and convey unto Kris T. Lewis and Teresa L Lewis (the "Grantees"), whose mailing address is 148 Renwick Lane, Calera, AL 35040, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 148 Renwick Lane, Calera, AL 35040; to-wit:

Lot 1, according to the Final Plat of Camden Cove West, Sector One, as recorded in Map Book 33, Page 143, in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) ad valorem taxes for the current year and subsequent years;
- (2) restrictions, reservations, conditions, and easements of record, if any; and
- (3) any minerals or mineral rights leased, granted, or retained by prior owners.

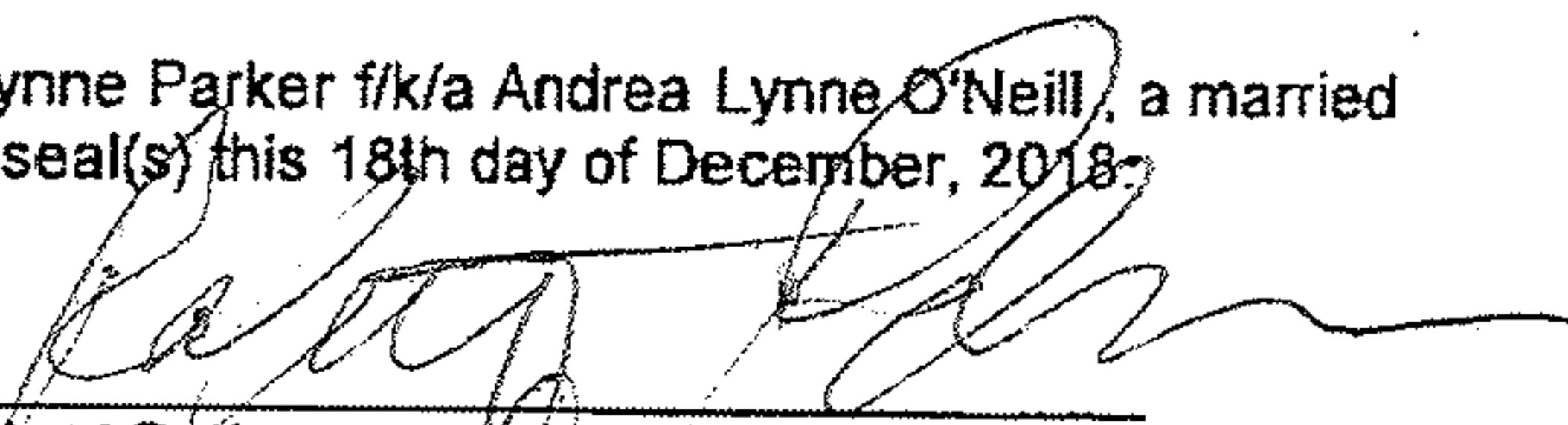
TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

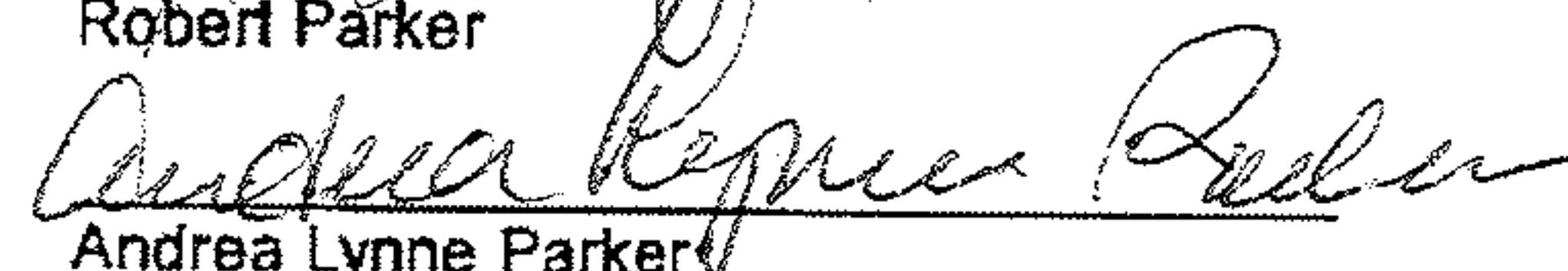
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$188,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Andrea Lynne Parker is one and the same person as Lynne O'Neill grantee of Deed recorded in Instrument #20080917000368770

IN WITNESS WHEREOF, Robert Parker and Andrea Lynne Parker f/k/a Andrea Lynne O'Neill, a married couple, has/have hereunto set his/her/their hand(s) and seal(s) this 18th day of December, 2018.


Robert Parker

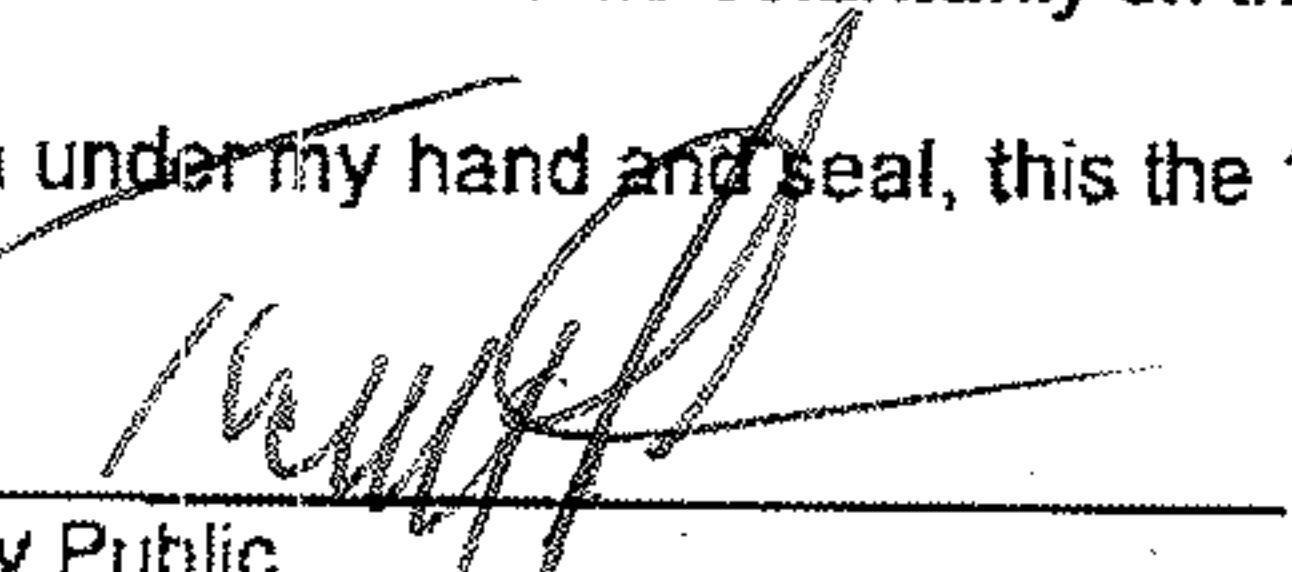

Andrea Lynne Parker

State of Alabama

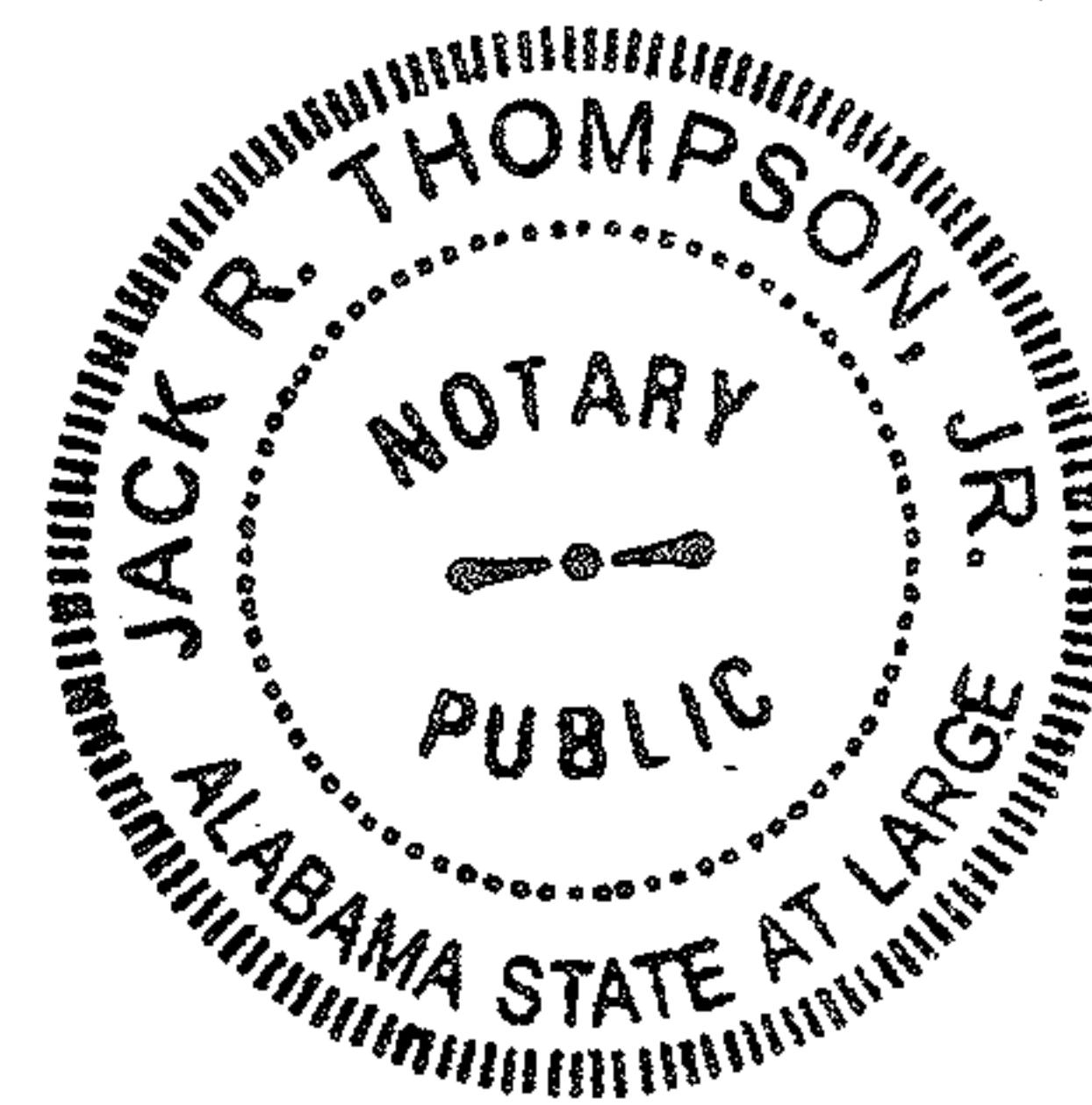
County of Shelby

I, The Undersigned, a notary for said County and in said State, hereby certify that Robert Parker and Andrea Lynne Parker, a married couple, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 18th of December, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2018 08:08:34 AM
\$207.00 CHERRY
20181221000446010

