

20190225000058120  
02/25/2019 09:51:04 AM  
DEEDS 1/2

Send tax notice to:  
Richard Oliver Posey  
Kathleen Joy Posey  
505 Lakeside Circle  
Wilsonville, AL 35186  
TVL1900046

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, P.C.  
3595 Grandview Pkwy, #280  
Birmingham, Alabama 35243

State of Alabama  
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Sixty Seven Thousand and 00/100 Dollars (\$367,000.00) the amount which can be verified in the Sales Contract between the two parties in hand paid to the undersigned Steven Brian Check, a married man whose mailing address is: 57 E Delaware Pl Apt 1103, Chicago, IL 60611 (hereinafter referred to as "Grantors"), by Richard Oliver Posey and Kathleen Joy Posey (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 235, according to the Final Plat of Lakewood, Phase 2, as recorded in Map Book 35, Page 42, in the Probate Office of Shelby County, Alabama.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR NOR HIS SPOUSE.

SUBJECT TO:  
ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER.  
BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD.  
MINING AND MINERAL RIGHTS EXCEPTED.

\$198,500.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantors Steven Brian Check have hereunto set their signatures and seals on February 20, 2019.

*Steven Brian Check*  
Steven Brian Check

STATE OF Alabama  
COUNTY OF Dale

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steven Brian Check, whose name(s) is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of February

*Kelly Jane Langford*  
Notary Public  
Print Name: Kelly Jane Langford  
Commission Expires: X

(NOTARIAL SEAL)

My Commission Expires  
April 12, 2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/25/2019 09:51:04 AM  
\$186.50 CHERRY  
20190225000058120

*Allie S. Beal*