

This instrument was prepared by:

B. Boozer Downs, Jr.
Post Office Box 65
Woodstock, Alabama 35188
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Send tax notice to:

Jeanette M. Chandler and
Dwight J. Chandler
4060 Saddle Run Circle
Pelham, AL 35124

Source of Title:
Deed Book: 1997
Page: 38927

CD19-133

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED**

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Carolyn R. Stern, a single woman** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **Jeanette M. Chandler and Dwight J. Chandler, wife and husband**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Lot 9, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, 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 easement of record.
3. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.
4. Restrictions and covenants appearing of record in Real 144, page 124 and amendments recorded in Instrument # 1997-32801.
5. Restrictions, public utility easements, and building setback lines as shown on recorded map and survey of Saddle Run Subdivision recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County.
6. Agreement with Alabama Power Company recorded in Real 145, Page 712.
7. Right-of-way to Alabama Power Company recorded in Real 157, page 579 and Real 142, Page 195.
8. Restrictive covenants in favor of Alabama Power Company recorded in Book 145, Page 705.
9. Saddle Run neighborhood Association and Bylaws per amended restrictions recorded in Instrument # 1997-32801 and Instrument #1998-00100.
10. Agreement to restrictions and requirements recorded in Book 175, Page 320.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes

due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

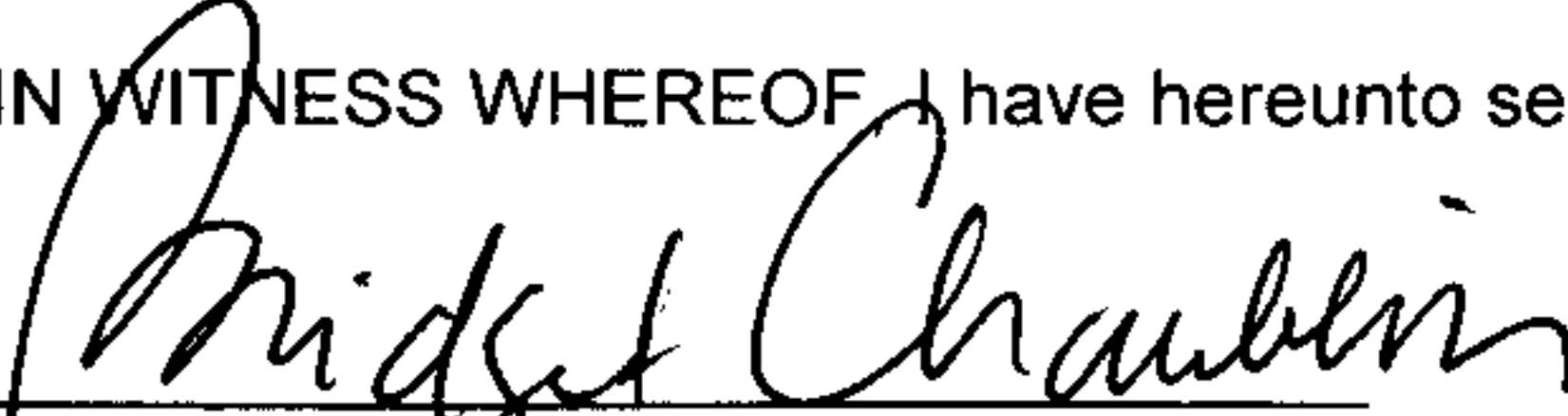
IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5th day of April, 2019.


Carolyn R. Stern

STATE OF ALABAMA)
 :
COUNTY OF BIBB)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Carolyn R. Stern** whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed her name on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of April, 2019.


NOTARY PUBLIC

My Commission Expires:



Grantor's Name: Carolyn R. Stern
Mailing Address: 4060 Saddle Run Circle
Pelham, AL 35124

Grantee's Name: Jeanette M. Chandler & Dwight J. Chandler
Mailing Address: 2073 A Vestavia Park Court
Vestavia, AL 35216

Property Address: 4060 Saddle Run Circle
Pelham, AL 35124

Date of Sale: April 5, 2019

Contract Price: \$165,700.00



20190408000112810 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
04/08/2019 02:22:24 PM FILED/CERT