

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ROBERT EUGENE BELL and TIFFANY RAE BELL
110 Indian Creek Drive
Pelham, AL 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, KAREN DAVIS aka KAREN STRYKER, a married woman, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ROBERT EUGENE BELL and TIFFANY RAE BELL, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 20, Block 3, according to the Survey of Cedar Cove Phase III, as recorded in Map Book 10 page 34 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2019, which are a lien but not yet due and payable until October 1, 2019.
2. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book 91 page 76 in the Probate Office.
3. A 75 foot building setback line from Cedar Cove Drive as recorded in Map Book 10 page 34 in the Probate Office.
4. A 35 foot building setback line from the Southerly side of lot as recorded in Map Book 10 page 34 in the Probate Office.
5. A 20 foot drainage and utility easement along the rear of lot as shown on recorded Map Book 10 page 34 in the Probate Office.
6. Easement(s) to Alabama Power Company and South Central Bell Telephone Company as shown and recorded in Book 99 page 466 in Probate Office.
7. Certificate of Incorporation of Cedar Cove Homeowners Association, as recorded in Book 33 page 935 in the Probate Office.

The hereinabove described real property does not constitute a part of the homestead of the grantor or her spouse.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And I do for myself, and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 5th day of April, 2019.

Karen Davis aka Karen Stryker
KAREN DAVIS aka KAREN STRYKER

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that KAREN DAVIS aka KAREN STRYKER, a married woman, 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 conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2019.



Brandy O. Brashe
NOTARY PUBLIC
My Commission Expires: 2-2-20

Grantor's Name:
KAREN DAVIS aka KAREN STRYKER
Mailing Address:
1007 ENGLISH OAK DRIVE
HELENA, ALABAMA 35080

Property Address:
Lot 20, Block 3 of Cedar Cove Phase III
Pelham, AL 35124

Grantee's name:
ROBERT EUGENE BELL and TIFFANY RAE BELL
Mailing Address:
110 INDIAN CREEK DRIVE
PELHAM, ALABAMA 35124

Date of Sale: April 5, 2019
Total Purchase Price: \$25,000.00

or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____

20190412000120120 2/2 \$43.00
Shelby Cnty Judge of Probate, AL
04/12/2019 01:45:25 PM FILED/CERT