

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
65607265 -4947354

① WARRANTY DEED

STATE OF Alabama)
)
COUNTY OF Shelby)

Send Future Tax Notices to:
114 Ivy Circle,
Pelham, AL 35124

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Ninety-Three Thousand Dollars (\$193,000.00) and other valuable consideration, to the undersigned Grantor, **PHILLIP MADDUX** and **TERESA N. MADDUX**, husband and wife, whose address is 114 Ivy Circle, Pelham, AL 35124, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **MAX STEELE** and **ALYSSA STEELE**, husband and wife, as joint tenants with rights of survivorship, whose address is 114 Ivy Circle, Pelham, AL 35124, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot 75, according to the Survey of Ivy Brook Phase Two, First Addition as recorded in Map Book 19, Page 35, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument Number 1995-08605.

Parcel ID Number: 13 6 23 1 004 021.000

Commonly Known As: 114 Ivy Circle, Pelham, AL 35124

Fair Market Value: \$183,000.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it

is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 3 day of May, 2019.

GRANTOR:

[Signature]
PHILLIP MADDUX

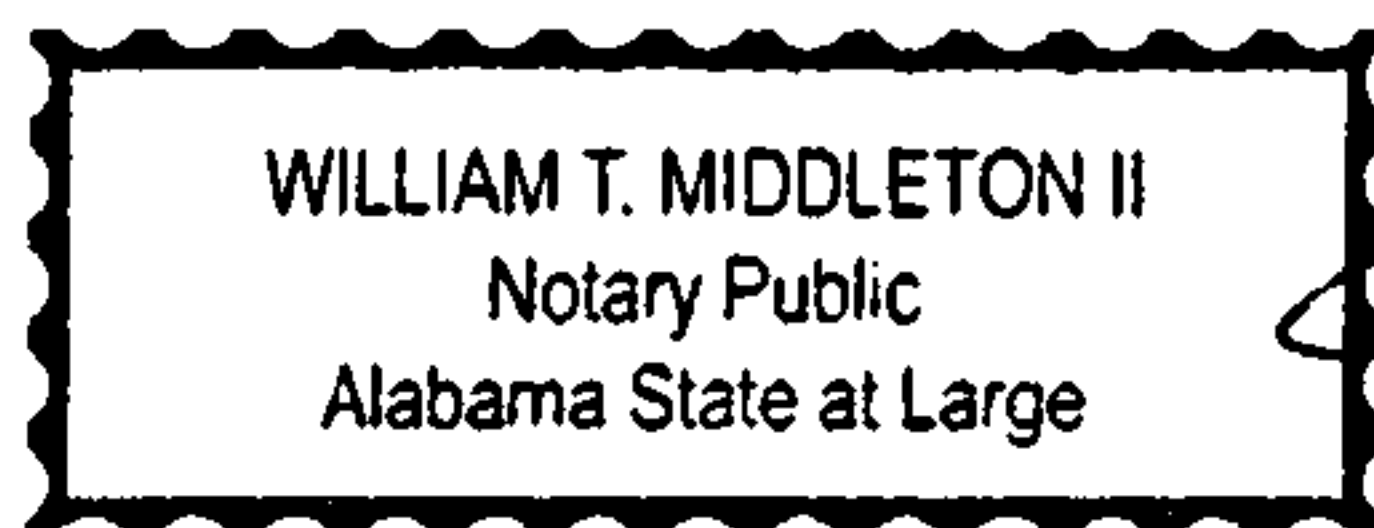
[Signature]
TERESA N. MADDUX

STATE OF Alabama)
COUNTY OF Shelby)

I, William T. Middleton II, a Notary Public for the State of Alabama, do hereby certify that PHILLIP MADDUX and TERESA N. MADDUX, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 3 day of May, 2019.

(NOTARY SEAL)



[Signature]
Notary Public William T. Middleton II
My commission expires: 10/21/2019

This instrument was prepared by:
Lauren Sonnier (AL Bar ID: DUV002)
Law Offices of Lauren Sonnier, PLLC
(without benefit of title search)
P. O. Box 1516
Ocean Springs, MS 39566
228-327-1424



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/10/2019 03:35:41 PM
\$33.00 CHARITY
20190510000159640

Alvin S. Bayl