

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 197039

Send Tax Notice To: Michael Lee
Stephanie Lee
201 Oaklyn Hills
Chelsea, AL 35043

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Eighty Thousand Dollars and No Cents (\$280,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Demitrius L. Davis and Nesha Davis, a married couple, whose mailing address is 177 Ballantyne Club Dr Pelham, AL 35124** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Lee and Stephanie Lee, whose mailing address is 201 Oaklyn Hills, Chelsea, AL 35043** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 201 Oaklyn Hills Dr., Chelsea, AL 35043**; to wit;

Lot 133, according to the Survey of Final Plat of Oaklyn Hills, Phase 2, as recorded in Map Book 30, Page 17, in the Probate Office of Shelby County, Alabama.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$268,975.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to 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, 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 said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 4th day of June, 2019.

Demitrius L. Davis by and through
Demitrius L. Davis by and through
Attorney-in-Fact, Nesha Davis

Nesha Davis
Nesha Davis

State of Alabama

20190605000193030 06/05/2019 08:13:41 AM DEEDS 2/2

County of ~~Jefferson~~ ^{Shelby}

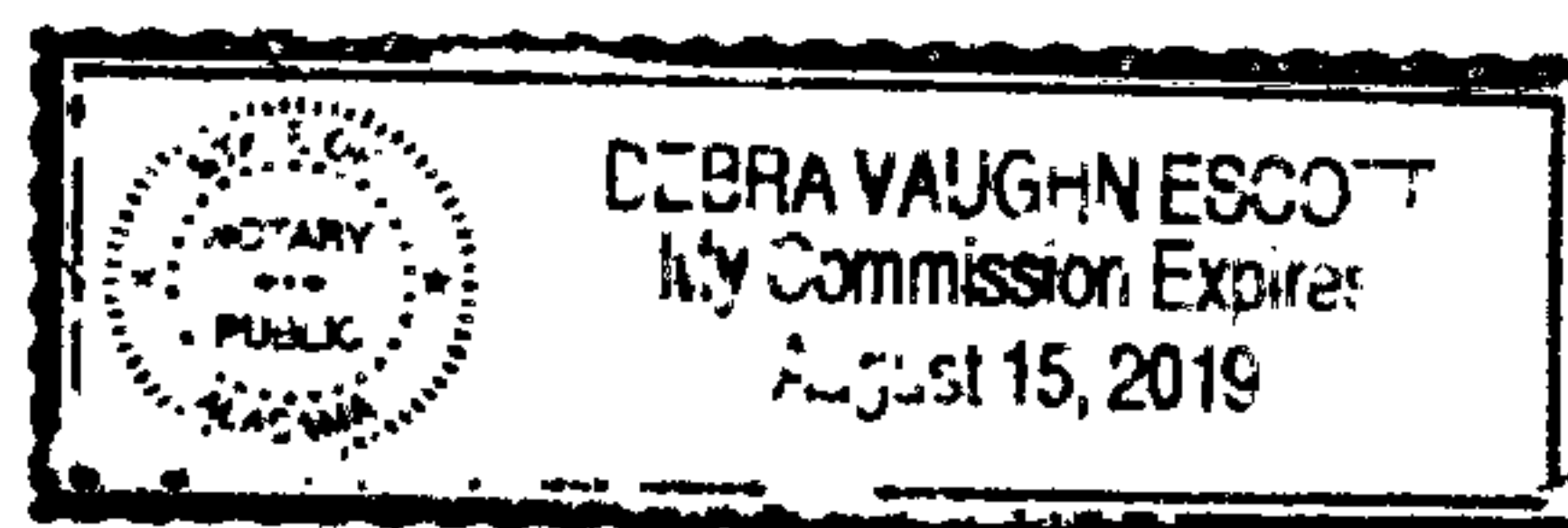
I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that **Demitrius L. Davis** by and through his Attorney-in-Fact, **Nesha Davis and Nesha Davis**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 4 day of JUNE, 2019

Debra Vaughn Escott

Notary Public, State of Alabama

DEBRA VAUGHN ESCOTT
My Commission Expires: 8/15/2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/05/2019 08:13:41 AM
\$29.50 CHARITY
20190605000193030

Allen S. Bayl