

Send Tax Notice to:

20190903000324350
09/03/2019 11:55:18 AM
DEEDS 1/2

Sean Richard Kennedy

Kristin Kennedy

3072 Chelsea Park Ridge
Chelsea, AL 35043

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Eighty-nine Thousand Nine Hundred Dollars and 00/100 Dollars (\$289,900.00)**, 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 grantees herein, the receipt of which is acknowledged. I or we, **Gabriel Mejia and Michelle Mejia, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 3913 Hidden Harbor Dr. Pflugerville, Tx 78660 grant, bargain, sell and convey unto **Sean Richard Kennedy and Kristin Kennedy** (herein referred to as grantees) whose mailing address is 3072 Chelsea Park Ridge, Chelsea, AL 35043 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address 3072 Chelsea Park Ridge, Chelsea, AL 35043 to wit:

Lot 4-33, according to the Survey of Chelsea Park, 4th Sector, as recorded in Map Book 34, Pages 147A and 147B, in the Probate Office of Shelby County, Alabama.

Together with the nonexclusive easement to use the common areas as more particularly described in Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, executed by the Grantor and filed for record as Instrument No. 20041014000566950 in the Probate Office of Shelby County, Alabama and Declaration of Covenants, Conditions and Restrictions for Chelsea Park 4th Sector executed by Grantor and Chelsea Park Residential Association, Inc., and recorded as Instrument No. 20050425000195430 (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

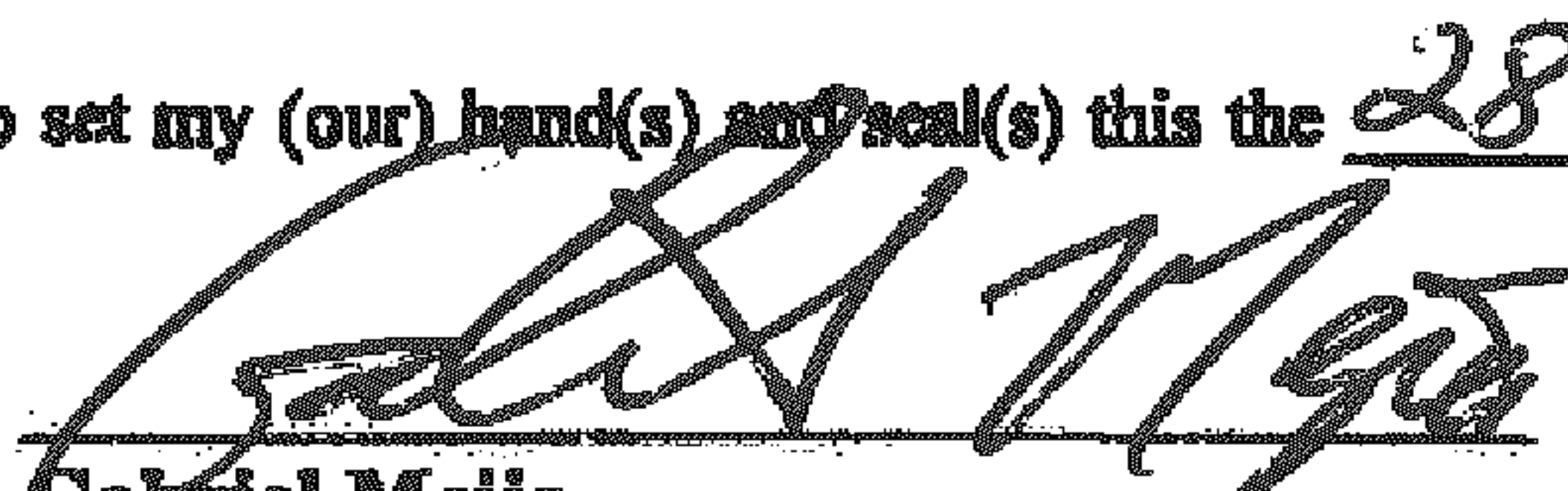
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$289,900.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 28 day of August, 2019


Gabriel Mejia


Michelle Mejia

STATE OF Texas

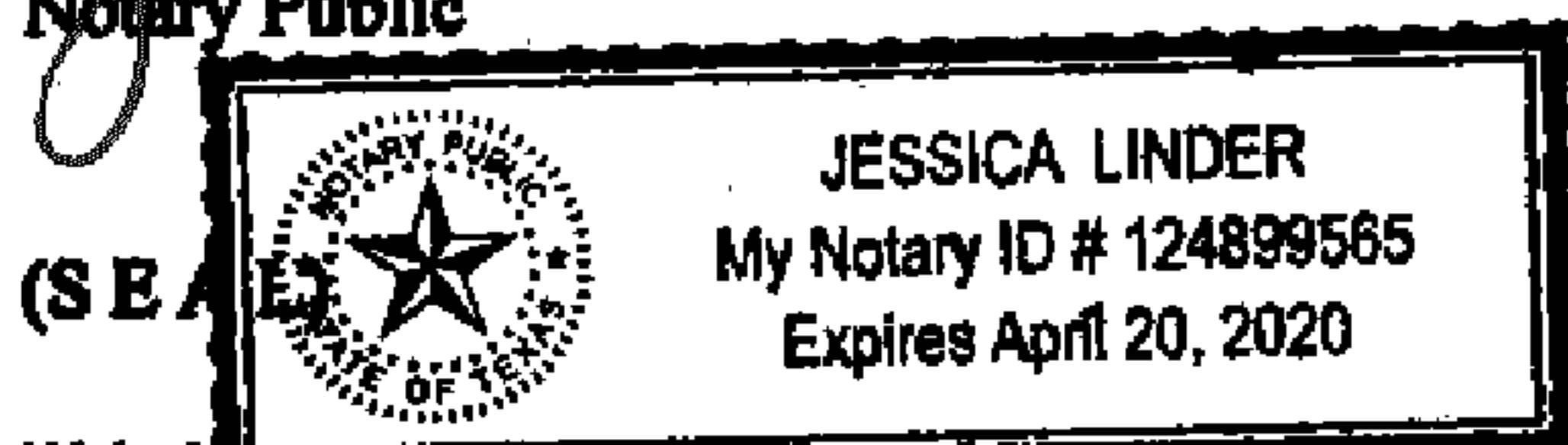
Travis COUNTY ss:

I, Jessica Linder, a Notary Public in and for said county in said state, hereby certify that Gabriel and Michelle Mejia 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 this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 28th day of August, 2019

My Commission Expires: 04-20-2020


Notary Public



This instrument was prepared by:

Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591

File No. ATB1146



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2019 11:55:18 AM
\$315.00 CHERRY
20190903000324350

