

Send tax notice to:
TAK SHING CHIU
1564 HADDON DRIVE
HOOVER, AL 35226

This instrument prepared by:
Charles D. Stewart, Jr.
Attorney at Law
4898 Valleydale Road, Suite A-2
Birmingham, AL 35242

STATE OF ALABAMA

2019820

Shelby COUNTY

20191212000460680
12/12/2019 02:32:39 PM
DEEDS 1/2

WARRANTY DEED

KNOWN ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Nine Thousand Nine Hundred and 00/100 Dollars (\$89,900.00) the amount which can be verified in the Sales Contract between the two parties to the undersigned, **John R. Holliman as Personal Representative of the Estate of Raymond John Jackson, Deceased, Probate Case No. 2019-000284** whose mailing address is: 2491 PELHAM PKWY, PELHAM, AL 35124(hereinafter referred to as Grantors) in hand paid by **TAK SHING CHIU** whose property address is: **1564 HADDON DRIVE, HOOVER, AL 35226** (hereinafter referred to as Grantee), the receipt of which is hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantee, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 34, according to the Survey of Chase Creek Townhomes Phase I, as recorded in Map Book 18, Page 73, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year beginning October 1, 2019 which constitutes a lien but are not yet due and payable until October 1, 2020.
2. Easement(s), building line(s) and restriction(s) as shown on recorded map.
3. Title to all minerals, within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
4. Restrictions and covenants appearing of record in Inst. #1994-30995 and Inst. #1995-12819.
5. Easement to the City of Pelham as recorded in Volume 341, Page 725.
6. Notice is hereby given that the recorded subdivision Map, as recorded in Map Book 18, Page 73, contains on the face of same a statement pertaining to natural lime sinks.

\$0.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Raymond John Jackson is the surviving grantee of deed recorded in Inst. No. 2019-1252. The other grantee, Joan Jackson, having died on or about the 15th day of September, 2018.

TO HAVE AND TO HOLD unto the Grantee, his/her heirs, executors, administrators and assigns forever.

The Grantor does for itself, its successors and assigns, covenant with the Grantee, his/her heirs, executors, administrators and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as shown above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns shall, warrant and defend the same to the Grantee, their heirs, executors, administrators and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor, The Estate of Raymond John Jackson by John R. Holliman its Personal Representative, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 17 day of December, 2019.

The Estate of Raymond John Jackson

John R. Holliman, Personal Representative

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John R. Holliman, whose names as Personal Representative of the Estate of Raymond John Jackson, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he, in his capacity as said Personal Representative of the Estate of Raymond John Jackson, and with full authority, executed the same voluntarily for and as the act of said Estate.

Given under my hand and official seal this the 17 day of December, 2019.

Notary Public
Print Name: Charles S. Fewell
Commission Expires: 1-30-20



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2019 02:32:39 PM
\$115.00 CHERRY
20191212000460680

Allen S. Bayl