

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law

2550 Acton Road, Suite 210

Birmingham, AL 35243

File No. 2019-11-5948

Documentary Evidence: Sales Contract

Send Tax Notice To:

Rebecca A. Ellis

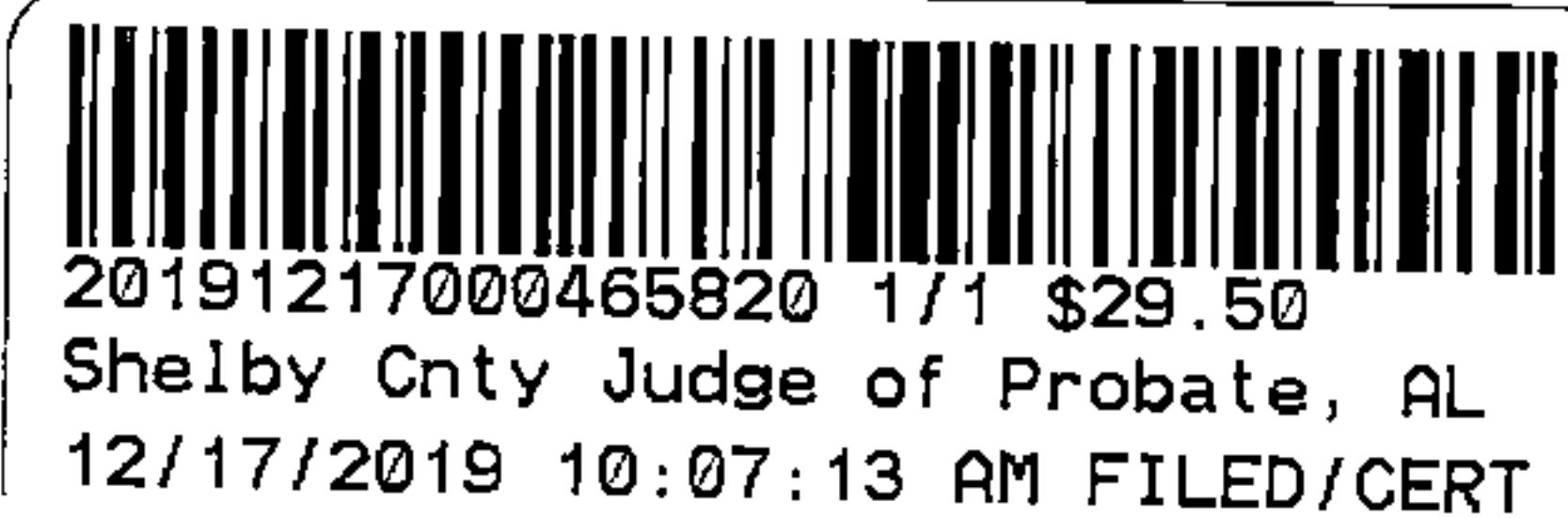
355 Forest Lakes Drive

Sterrett, AL 35147

(Grantees' Mailing Address)

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )



**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Forty Seven Thousand Eight Hundred Forty and 00/100 Dollars (\$147,840.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Athena Chang, Trustee, or her Successors in Trust, under The Chang Living Trust, dated January 12, 2006 and any amendments thereto** (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Rebecca A. Ellis and Samuel L. Ellis, Jr.** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 697, according to the Survey of Forest Lakes 12<sup>th</sup> Sector, as recorded in map Book 34, page 3, in the Probate Office of Shelby County, Alabama.

\$140,448.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

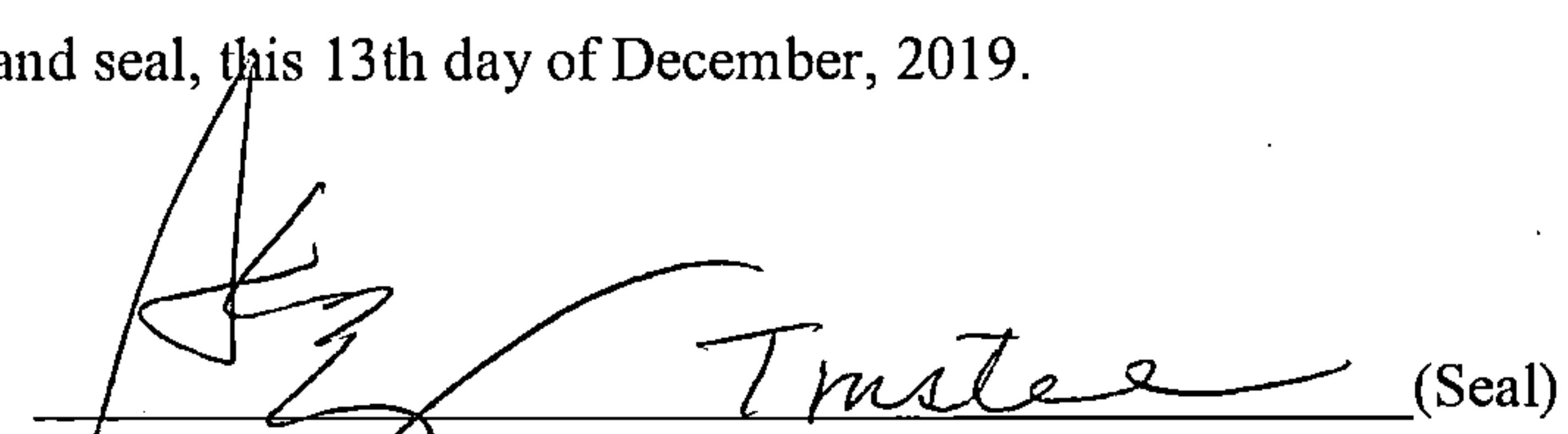
**SUBJECT TO:** Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his hand and seal, this 13th day of December, 2019.

Shelby County, AL 12/17/2019  
State of Alabama  
Deed Tax:\$7.50

 Trustee (Seal)  
Athena Chang, Trustee, or her Successors in Trust, under  
The Chang Living Trust, dated January 12, 2006 and any  
amendments thereto

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Athena Chang, whose name as Trustee, or her Successors in Trust, under The Chang Living Trust, dated January 12, 2006 and any amendments thereto, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he as such Trustee for the trust, and with full authority, executed the same voluntarily for and as the act of said Trust, acting in its capacity as Trustee on the date the same bears date.

Given under my hand and official seal, this 13th day of December, 2019.

Notary Public Rodney S. Parker  
My Commission Expires: 12/04/2023

**Grantor's Mailing Address:**  
2022 Forest Lakes Lane  
Sterrett, AL 35147

