

THIS INSTRUMENT PREPARED BY:  
GRANT H. HOWARD, ESQ.  
BOARDMAN, CARR, PETELOS,  
WATKINS, & OGLE, P.C.  
400 BOARDMAN DRIVE  
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:  
Patrick Ray and Jonica Ray  
1016 Kingston Road  
Chelsea, AL 35043

STATE OF ALABAMA )

GENERAL WARRANTY DEED

COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Seventy-Five Thousand and 00/100 (\$175,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Patrick L. Ray and spouse, Jonica Ray** (hereinafter referred to as GRANTORS), whose address is 1016 Kingston Road, Chelsea, Alabama, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Patrick Ray and spouse, Jonica Ray**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 1-12, according to the Map and Survey of Chelsea Park, 1st Sector, Phase I and II, as recorded in Map Book 34, page 21 A & B, in the Probate Office of Shelby County, Alabama. Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Easements and Master Protective Covenants of Chelsea Park, a Residential Subdivision, filed for record as Instrument Number 20041014000566950 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Chelsea Park, 1st Sector, executed by Grantor and Chelsea Park Recreational Association, Inc., and recorded as Instrument Number 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Property Address: 1016 Kingston Road, Chelsea, AL 35043

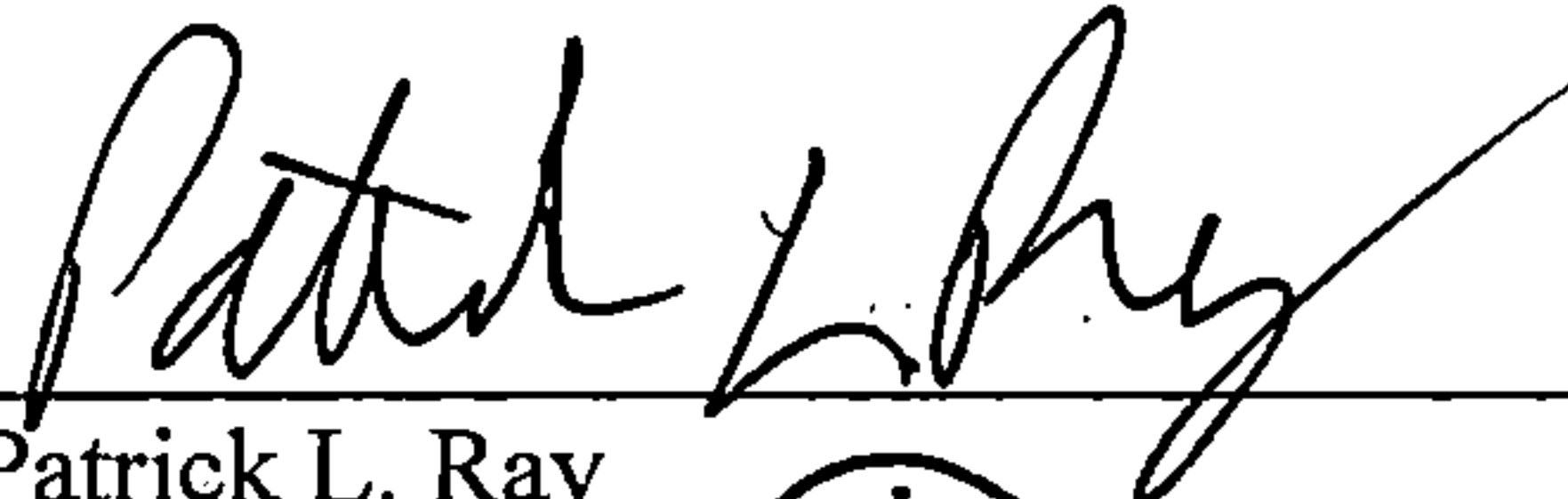
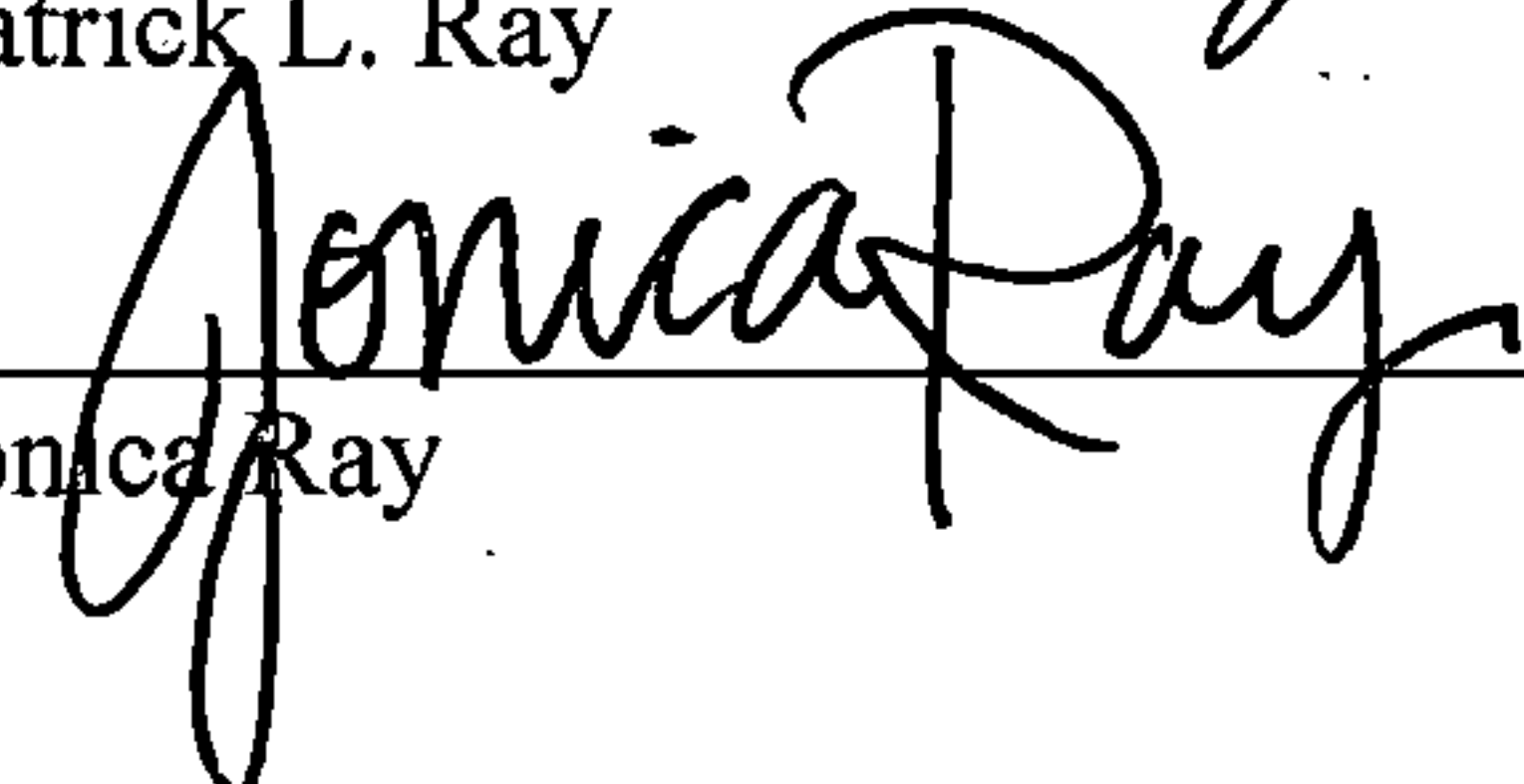
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith. TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event 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 and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hand and seal this the 17th day of December, 2019.

20200102000000070 1/1 \$23.00  
Shelby Cnty Judge of Probate, AL  
01/02/2020 08:09:54 AM FILED/CERT

  
\_\_\_\_\_  
Patrick L. Ray  
  
\_\_\_\_\_  
Jonica Ray

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Patrick L. Ray and spouse, Jonica Ray, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed, they made voluntarily on the day the same bears date. IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 17th day of December, 2019.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 3/26/2022

