

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

GRANTEE'S ADDRESS:
Christian M. Wright and Sarah E. Wright
1038 Dunsmore Drive
Chelsea, Alabama 35043

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

JOINT SURVIVORSHIP WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Three Hundred Sixty-Five Thousand and 00/100 (\$365,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Elliot J. Hicks and Ami Hicks, husband and wife**, (hereinafter referred to as GRANTOR), whose address is 1038 Dunsmore Drive, Chelsea, AL, the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Christian M. Wright and Sarah E. Wright, husband and wife**, (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 1-74, 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 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, 1st Sector, executed by Grantor and Chelsea Park Residential Association, Inc. and recorded as Instrument No. 20041026000590790, (which, together with all amendments thereto, are hereinafter collectively referred to as the "Declaration").

Property Address: 1038 Dunsmore Drive, Chelsea, AL 35043

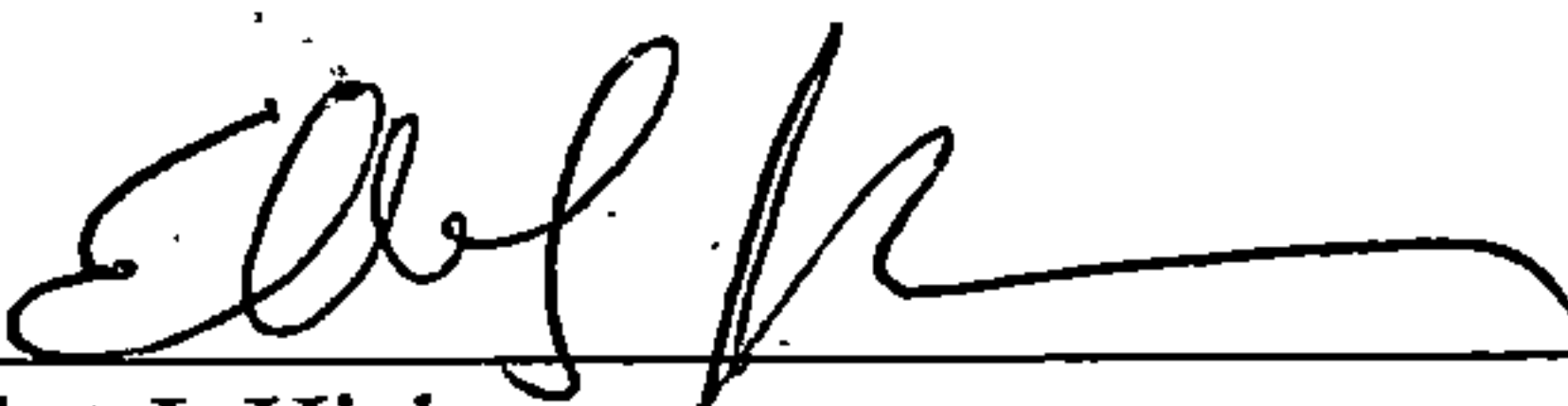
Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$346,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

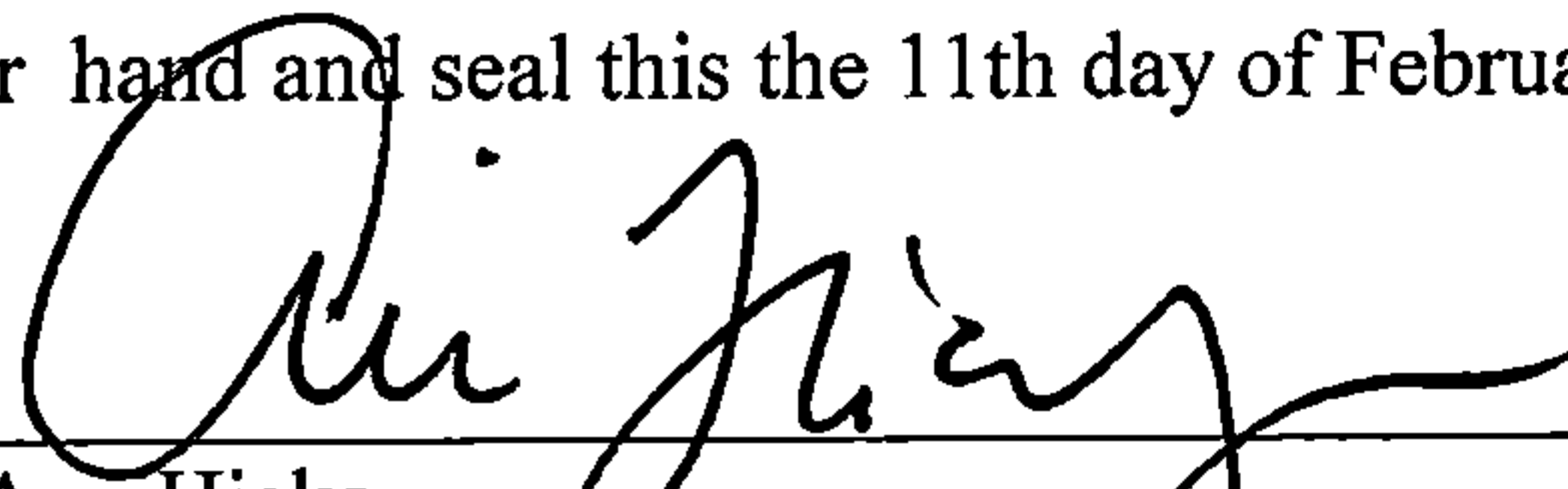
TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEE 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 GRANTEE herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR 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 GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set their hand and seal this the 11th day of February, 2020.



Elliot J. Hicks



Ami Hicks

STATE OF ALABAMA)
COUNTY OF SHELBY)


20200212000057600 1/1 \$40.50
Shelby Cnty Judge of Probate, AL
02/12/2020 08:30:35 AM FILED/CERT

Shelby County, AL 02/12/2020
State of Alabama
Deed Tax: \$18.50

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Elliot J. Hicks whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 11th day of February, 2020.



NOTARY PUBLIC

My Commission Expires: 8/14/2021