


This instrument prepared by:  
John Hollis Jackson, III  
Jackson & Jackson, LLP  
P. O. Box 1818  
Clanton, AL 35046

  
20200220000068590 1/2 \$26.00  
Shelby Cnty Judge of Probate, AL  
02/20/2020 01:47:54 PM FILED/CERT

**WARRANTY DEED**  
**JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Thousand and 00/100 (\$20,000.00) Dollars to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I, **Robert H. Parks, a married man** (herein referred to as grantor), grant, bargain, sell and convey to **John Christian Matherson and Christie Parks Matherson** (herein referred to as grantees), for and during their joint lives 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, to-wit:

That certain lot in the town of Calera, Alabama, Shelby County, beginning at the point on the East side of Montgomery Avenue, or Highway 31 right-of-way, and twenty five feet off of the end of crosstie of the Southern Railroad, and running East on a line parallel with the Southern Railroad, 186 feet, and six inches, thence North 90 degrees and 40 minutes to the right-of-way of L&N Railroad, thence West to Montgomery Highway right of way to an iron pipe, thence South 100.01 feet to the point of beginning.

Being further described as Parcel #28-5-21-1-004-022 in the records of the Office of the Property Tax Commissioner of Shelby County, Alabama.

This conveyance is made together with and subject to any and all easements, covenants, restrictions, reservations and rights of way appearing of record and/or affecting the subject property.

\$20,000.00 of the purchase price was paid from the proceeds of a purchase money mortgage closed and recorded simultaneously herewith.

The Grantor herein certifies that the above-captioned lands are no part of his marital homestead.

TO HAVE AND TO HOLD to the said grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of

reversion.

And grantor does for himself and for his successors and assigns covenant with the said grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's successors and assigns 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 have hereunto set my hand and seal, this the 20<sup>th</sup> day of February, 2020.

Robert H. Parks  
Robert H. Parks

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certifies that Robert H. Parks, 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 conveyance, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20<sup>th</sup> day of February, 2020.

Amey Ewan  
Notary Public

MY COMMISSION EXPIRES MARCH 14, 2021

Address of Grantee:

\_\_\_\_\_  
\_\_\_\_\_

Address of Grantor:

39 Dogwood Drive  
Calera, AL 35040

Property Address:

8225 Hwy 31  
Calera, AL 35040

**THE PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED THE TITLE TO THE CAPTIONED LANDS AND MAKES NO CERTIFICATION AS TO THE STATUS OF THE SAME.**

