

Send Tax Notice to:

Jonathan Michael Maddox and Andrea Gallaspy Maddox
1093 Dunsmore Drive
Chelsea, AL 35043

20200526000208630
05/26/2020 02:01:10 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Seventy Five Thousand and 00/100 Dollars (\$375,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Joey E. Stanton and wife Dionna Stanton and Robert Peters and wife Shirley A. Peters**, (herein referred to as grantor, whether one or more) whose mailing address is 289 Woodbridge Trail grant, bargain, sell and convey unto **Jonathan Michael Maddox and Andrea Gallaspy Maddox** (herein referred to as grantees) whose mailing address **1093 Dunsmore Drive, Chelsea, AL 35043**, for and during their joint lives as joint tenants 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**, having an address **1093 Dunsmore Drive, Chelsea, AL 35043** to wit:

Lot 1-110A, according to the Resurvey of Lots 1-107 & 1-109 thru 1-113, Chelsea Park, 1st Sector, Phase IV, as recorded in Map Book 39, Page 46, in the Office of the Judge of Probate 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").

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record





Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$356,250.00 OF THE CONSIDERATION RECITED ABOVE WAS PAID FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators 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 (we) have hereunto set my (our) hand(s) and seal(s) this the 22 day of May, 2020


 Joey E. Stanton

 Dionna Stanton

 Robert Peters

 Shirley A. Peters

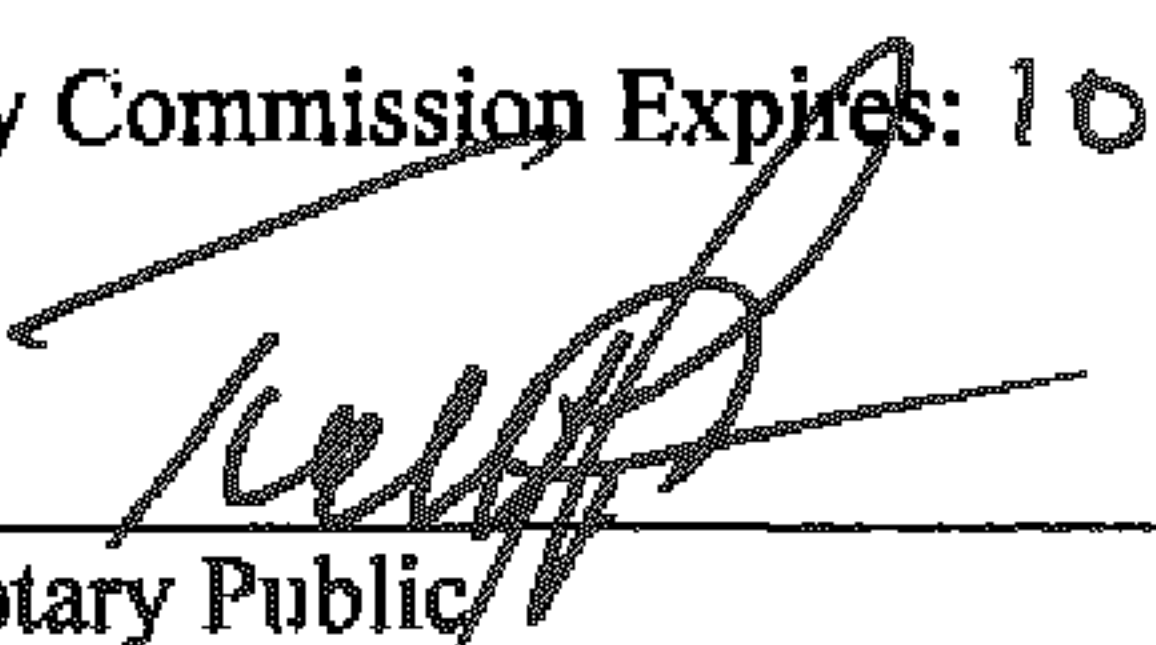
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Joey E. Stanton, Dionna Stanton, Robert Peters and Shirley A. Peters** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 22 day of May, 2020

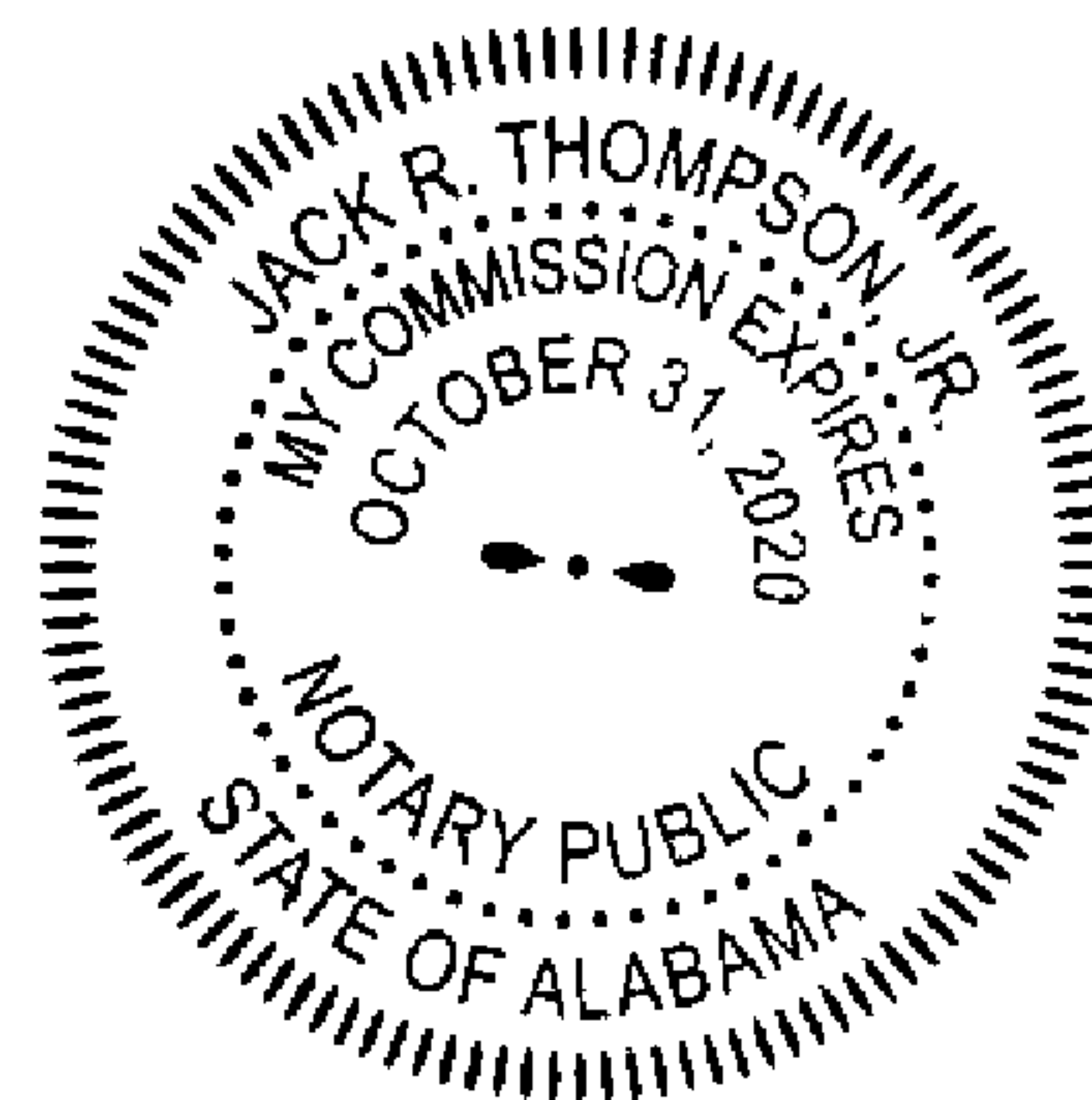
My Commission Expires: 10/31/2020


 Notary Public

(S E A L)

This instrument was prepared by:
 Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr, LLC
 416 Yorkshire Drive
 Birmingham, AL 35209
 (205) 410-7591

ATB 1558



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/26/2020 02:01:10 PM
 \$44.00 CHERRY
 20200526000208630

Alvin S. Bayl