

Send Tax Notice to:

101 Heritage Trace Pkwy
Montevallo, AL 35115

20200817000354430
08/17/2020 12:32:08 PM
DEEDS 1/3

[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 **Two Hundred Sixty-five Thousand and 00/100 Dollars (\$265,000.00)**, 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, **Susan L. Lehman, a married woman**, (herein referred to as grantor, whether one or more) whose mailing address is: **101 Heritage Trace Parkway, Montevallo, 35115**, and **Steven E. Belcher, a Married Man** whose mailing address is 1648 Hodges Street, Lake Charles, LA 70601 grant, bargain, sell and convey unto **Paula Stephens and James T. Stephens** (herein referred to as grantees) whose mailing address is Montevallo, AL 35115 101 Heritage Trace Pkwy, 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 **101 Heritage Trace Parkway, Montevallo, AL 35115** to wit:

Lot 63, according to the Map of Heritage Trace, Phase I, Sector I, as recorded in Map Book 34, Page 114, in the Probate Office of Shelby County, Alabama.

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.

This does not constitute the Homestead property of the Grantor or their spouses

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 (ourseives) 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 13th day of Aug, 2020

Susan Lehman

Susan Lehman

STATE OF Alabama,

Stelby COUNTY ss:

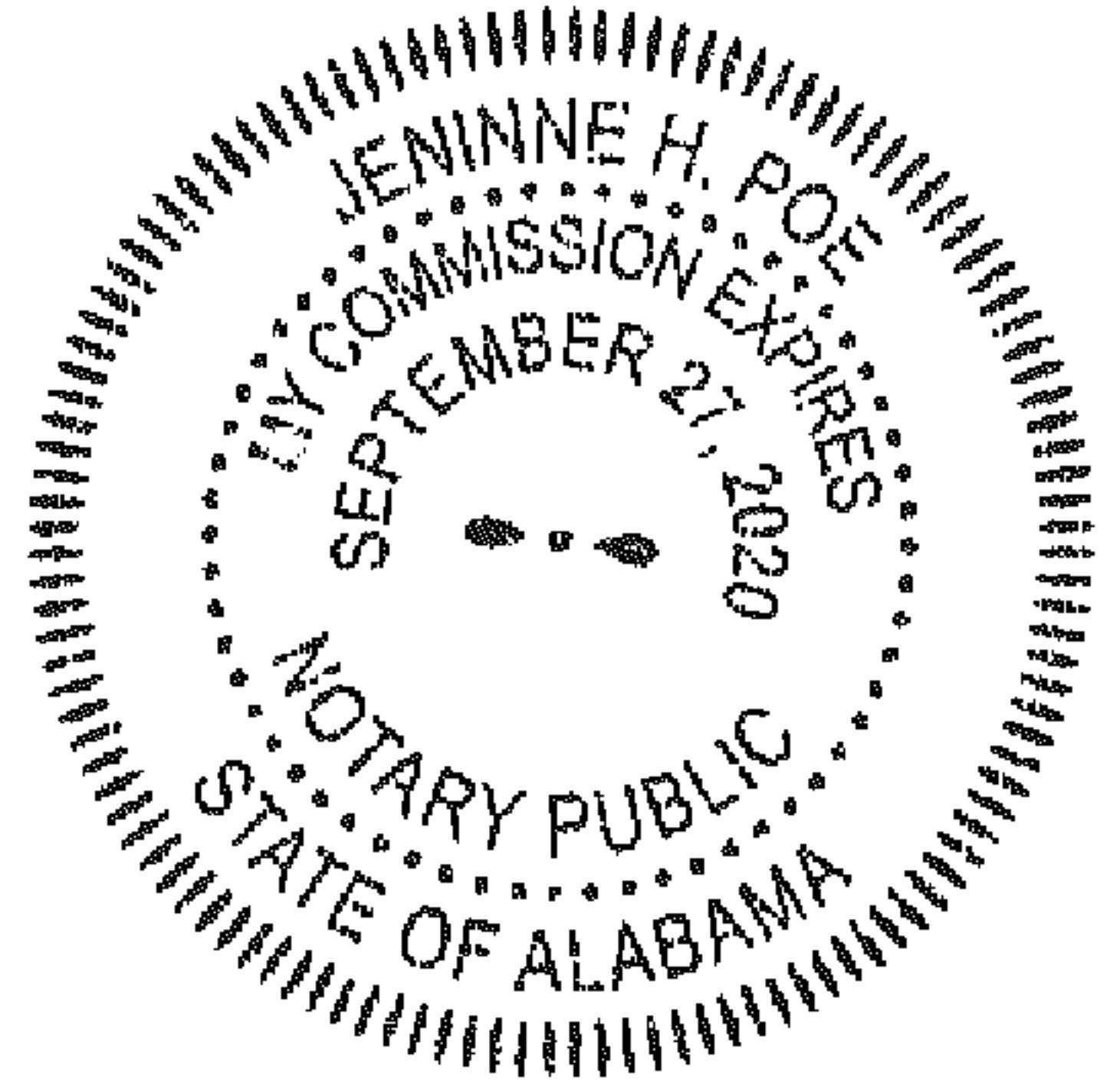
I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that Susan Lehman whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 13th day of Aug, 2020

My Commission Expires: 9-27-2020

Jeninne H. Poe
Notary Public

(SEAL)



IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of August, 2020

Steven E. Belcher
Steven E. Belcher

STATE OF Louisiana

Calcasieu Parish COUNTY ss:

I, Betina Atkinson, a Notary Public in and for said county in said state, hereby certify that Steven E. Belcher 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.

WITNESS my hand and official seal in the county and state aforesaid this the 10th day of August, 2020

My Commission Expires: at death

Betina Atkinson
Notary Public
Betina Atkinson ID 49752

(SEAL)

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
ATB1776



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/17/2020 12:32:08 PM
\$293.00 CHERRY
20200817000354430

Alicia S. Bayl