

20201001000443490
10/01/2020 08:52:36 AM
DEEDS 1/2

Send tax notice to:
Chad Brent Keathley & Carla Keathley
2220 Old Cahaba Place
Helena, AL 35080
HOV2000531

This instrument prepared by:
S. Kent Stewart
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

State of Alabama
County of Shelby

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Three Hundred Sixty Two Thousand Five Hundred and 00/100 Dollars (\$362,500.00)**, the amount which can be verified in the Sales Contract between the two parties, in hand paid to the undersigned, **Sam A. Faircloth and Jennifer M. Faircloth, Trustees, or their successors in trust, under the Faircloth Living Trust, dated August 25, 2014**, whose mailing address is:

3493 W. Lakewood Dr, Pelham, AL 35124 (hereinafter referred to as "Grantors"), by **Chad Brent Keathley and Carla Keathley** (hereinafter referred to as "Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantors do, by these presents, grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 416-A, according to the Resurvey of Lots 406 and 422, Amended Map of Old Cahaba Lakewood Sector, as recorded in Map Book 26, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 01, 2020 AND THEREAFTER. BUILDING AND SETBACK LINES, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD. MINING AND MINERAL RIGHTS EXCEPTED.

\$344,375.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

TO HAVE AND TO HOLD to Grantees, as joint tenants, with right of survivorship, their heirs, executors, administrators and assigns forever.

The Grantors do for themselves, their heirs and assigns, covenant with Grantees, their heirs, executors, administrators and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as noted above; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, 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, Grantor(s), Sam A. Faircloth and Jennifer M. Faircloth, Trustees, or their successors in trust, under the Faircloth Living Trust, dated August 25, 2014 have hereunto set their signature(s) and seal(s) on September 29, 2020.

Sam A. Faircloth and Jennifer M. Faircloth, Trustees, or their successors in trust, under the Faircloth Living Trust, dated August 25, 2014



By Sam A. Faircloth As: Trustee



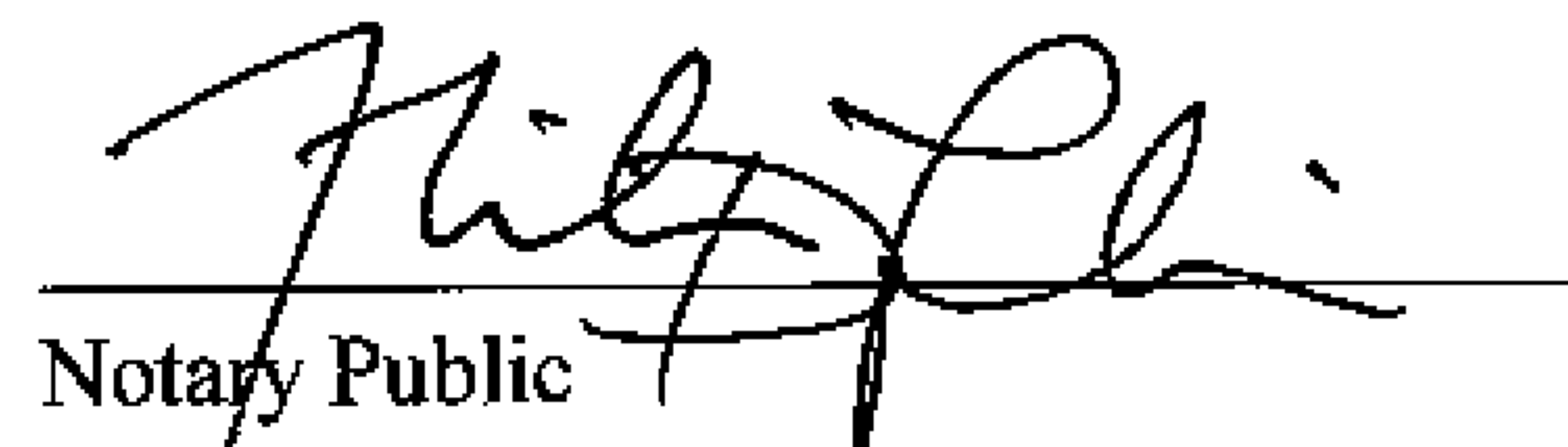
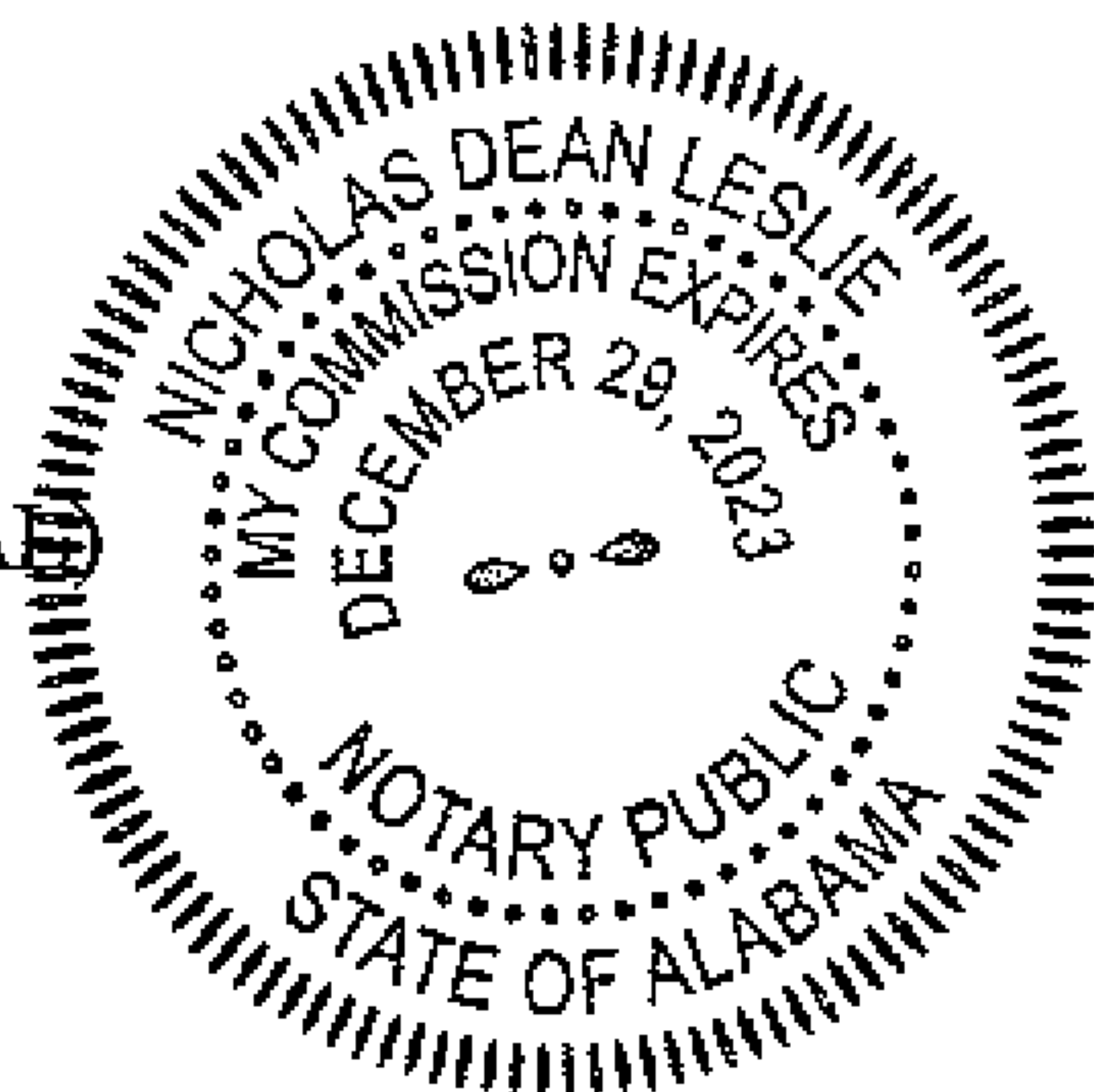
By Jennifer M. Faircloth As:
Trustee

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sam A. Faircloth and Jennifer M. Faircloth, whose names as Trustees for The Faircloth Living Trust, dated August 25, 2014, is/are signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this the 29th day of September, 2020.

(NOTARIAL SEAL)



Notary Public

Print Name:

Commission Expires:



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2020 08:52:36 AM
\$44.50 JESSICA
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Alli S. Bayl