

This instrument was prepared by:

Send tax notice to:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Martha H. Chadband  
1521 Sequoia Trail  
Alabaster, AL 35007

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WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

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STATE OF ALABAMA                    )  
COUNTY OF SHELBY                )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars and 00/100 ( \$10.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, MARTHA H. CHADBAND and AARON B. CHADBAND, Husband and Wife (herein referred to as grantor, whether one or more), do hereby grant, bargain, sell and convey unto MARTHA H. CHADBAND and AARON B. CHADBAND (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 42, according to the Map and Survey of Navajo Hills 7th Sector, as recorded in Map Book 7, Page 95, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Martha H. Chadband is one and the same as Martha Fields Harmon, the Grantee in that certain Deed as recorded in Instrument #20110222000060880, in the Probate Office of Shelby County, Alabama.
2. The purpose of this Deed is to add my husband, Aaron B. Chadband.

TO HAVE AND TO HOLD to the said grantees, 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 grantees 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals, this 26th day of October, 2020.

 (SEAL)  
MARTHA H. CHADBAND

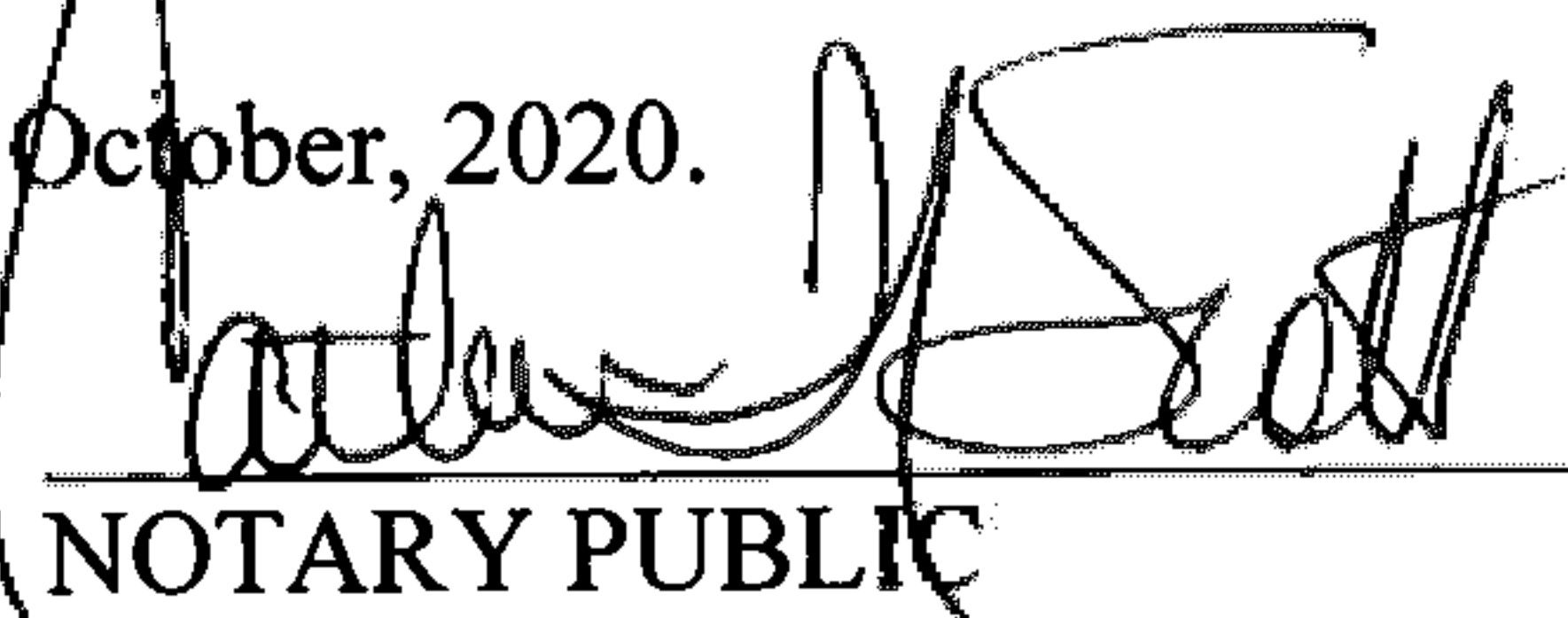
 (SEAL)  
AARON B. CHADBAND

ACKNOWLEDGEMENT

STATE OF ALABAMA                    )  
COUNTY OF JEFFERSON            )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that MARTHA H. CHADBAND and AARON B. CHADBAND, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of October, 2020.

  
NOTARY PUBLIC

My Commission Expires: 7-25-2027

