

Send Tax Notice to:

2573 N. Chandalar LN
Pelham, AL 35124

20201105000501400
11/05/2020 08:43:18 AM
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 **One Hundred Forty-five Thousand and 00/100 Dollars (\$145,000.00)**, 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, **Bonnie Joyce Clark and Marshall Herbert Berry, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 123 College Place Unit 100 Norfolk Va 23510 grant, bargain, sell and convey unto **Randall A. Phillips and Alexandra Phillips** herein referred to as grantees) whose mailing address is 2573 N. Chandalar LN Pelham AL 35124, 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 **2573 Chandalar Lane, Pelham, AL 35124** to wit:

Lot 65, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, Page 97, 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.

\$142,348.00 of the consideration recited above was paid from a Purchase Money Mortgage executed 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.

Deed Effective 10-30-2020

 IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23rd day of Oct, 2020

Bonnie Joyce Clark
Bonnie Joyce Clark

Marshall Herbert Berry
Marshall Herbert Berry

STATE OF VA

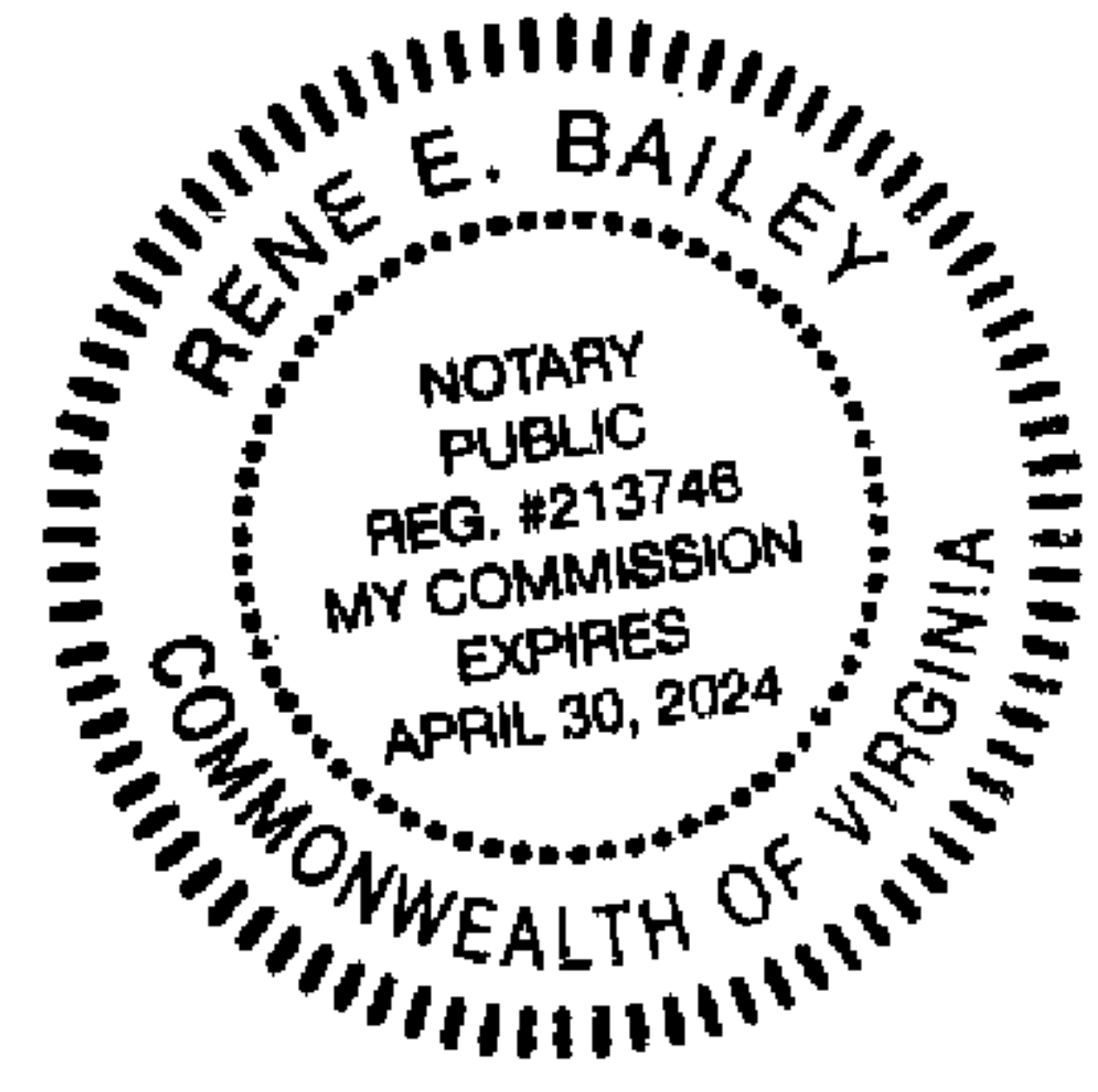
Norfolk COUNTY

I, Rene E Bailey, a Notary Public in and for said county in said state, hereby certify that Bonnie Joyce Clark and Marshall Herbert Berry whose name 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, executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of 10, 2020

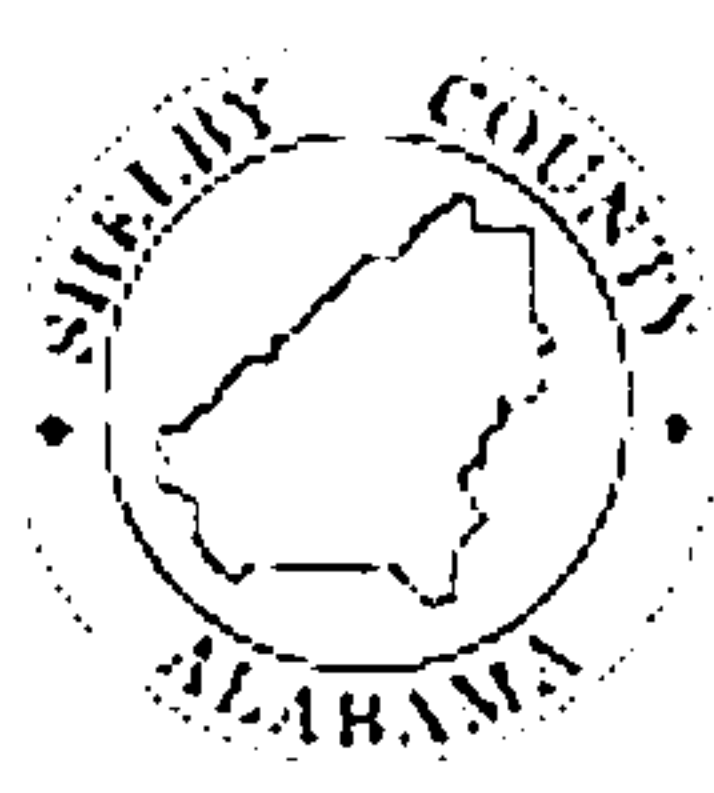
My Commission Expires: 4-30-2024

Rene E Bailey
Notary Public



(SEAL)

ATB 1939



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 08:43:18 AM
\$28.00 CHARITY
20201105000501400

Allen S. Bayl