

**This instrument prepared by:**  
Michael Galloway  
300 Office Park Drive, Suite 310  
Birmingham, AL 35223

**SEND TAX NOTICE TO:**  
Andreia White and Nicholas Antonio White  
112 Chesser Loop Rd.  
Chelsea, AL 35043

**20210125000039140**

**01/25/2021 10:31:10 AM**

**DEEDS 1/3**

**WARRANTY DEED**

**STATE OF ALABAMA** )  
  )  
**SHELBY COUNTY** )

**KNOW ALL MEN BY THESE PRESENTS,** That in consideration of the sum of Three Hundred Forty-Nine Thousand And No/100 Dollars (\$349,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Samuel X. Ervin, an unmarried man and Raquel L. Ervin, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Andreia White and Nicholas Antonio White (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 65, according to the Amended Plat of Chesser Plantation, Phase 1- Sector 1, as recorded in Map Book 31, page 21A and 21B, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Chesser Plantation as recorded in Instrument Number 2002-10788, and First Amendment to Declaration as recorded in Instrument Number 20070515000227970, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is thereto, is hereinafter referred to as the "Declaration")

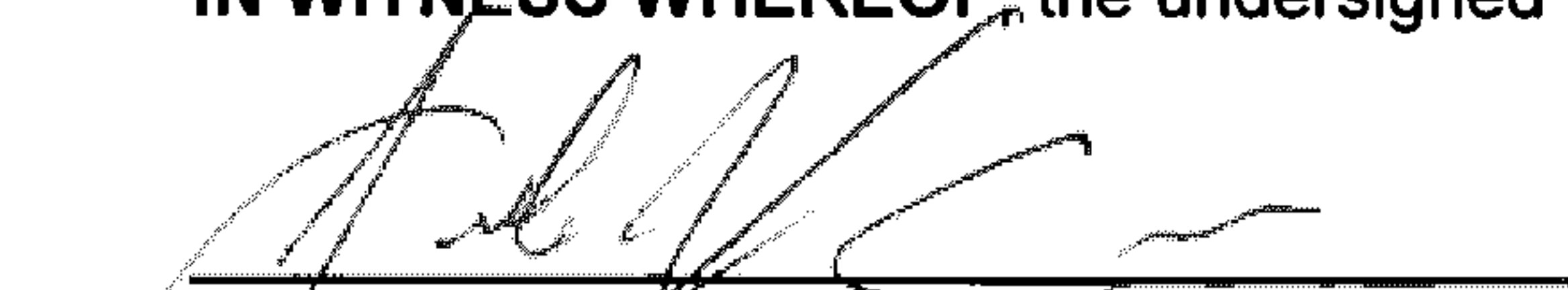
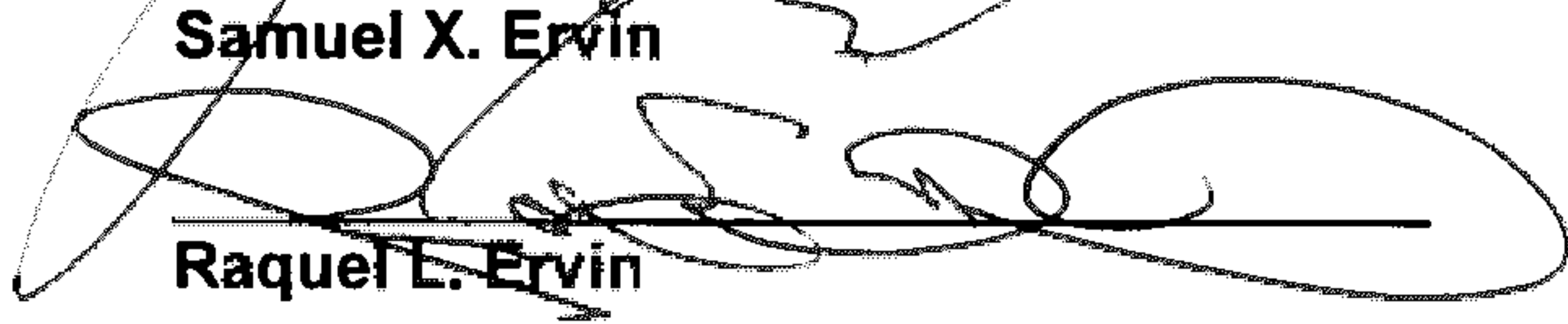
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$349,000.00 executed and recorded simultaneously herewith.

**TO HAVE AND TO HOLD** unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

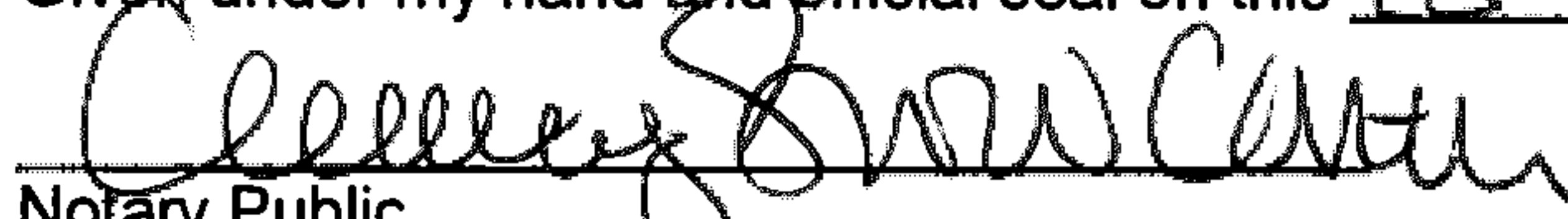
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on January 22, 2021.

  
\_\_\_\_\_  
Samuel X. Ervin  
  
\_\_\_\_\_  
Raquel L. Ervin

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel X. Ervin and Raquel L. Ervin whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day 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 on this 22<sup>nd</sup> day of January, 2021.

  
\_\_\_\_\_  
Notary Public  
My commission expires:



