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02/04/2021 08:20:44 AM  
DEEDS 1/2

**This Instrument Was Prepared By:**  
**Rodney S. Parker, Attorney at Law**  
**2550 Acton Road, Suite 210**  
**Birmingham, AL 35243**  
**File No. 2021-01-6200**  
**Documentary Evidence: Sales Contract**

**Send Tax Notice To:**  
**G. Forrest Chambers and**  
**Sydney Alice Chambers**  
**218 Hawthorn Street**  
**Birmingham, AL 35242**  
**(Grantees' Mailing Address)**

**WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP**

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

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Four Hundred Thirty Thousand and 00/100 Dollars (\$430,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, **Town Builders, Inc.**, an Alabama Corporation, whose address is 1 Mt Laurel Avenue, Suite 205, Birmingham, Alabama 35242, (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **G. Forrest Chambers and Sydney Alice Chambers**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

Lot 16-10, according to the survey of Mt. Laurel-Phase III, as recorded in Map Book 34, page 137, in the Probate Office of Shelby County, Alabama.

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantor does, for itself, its successors, and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and its successors and assigns shall warrant and defend the same to Grantees, their heirs, executors, administrators and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has set his/her hand and seal, this 28<sup>th</sup> day of January, 2021.

**Town Builders, Inc.**

 (Seal)

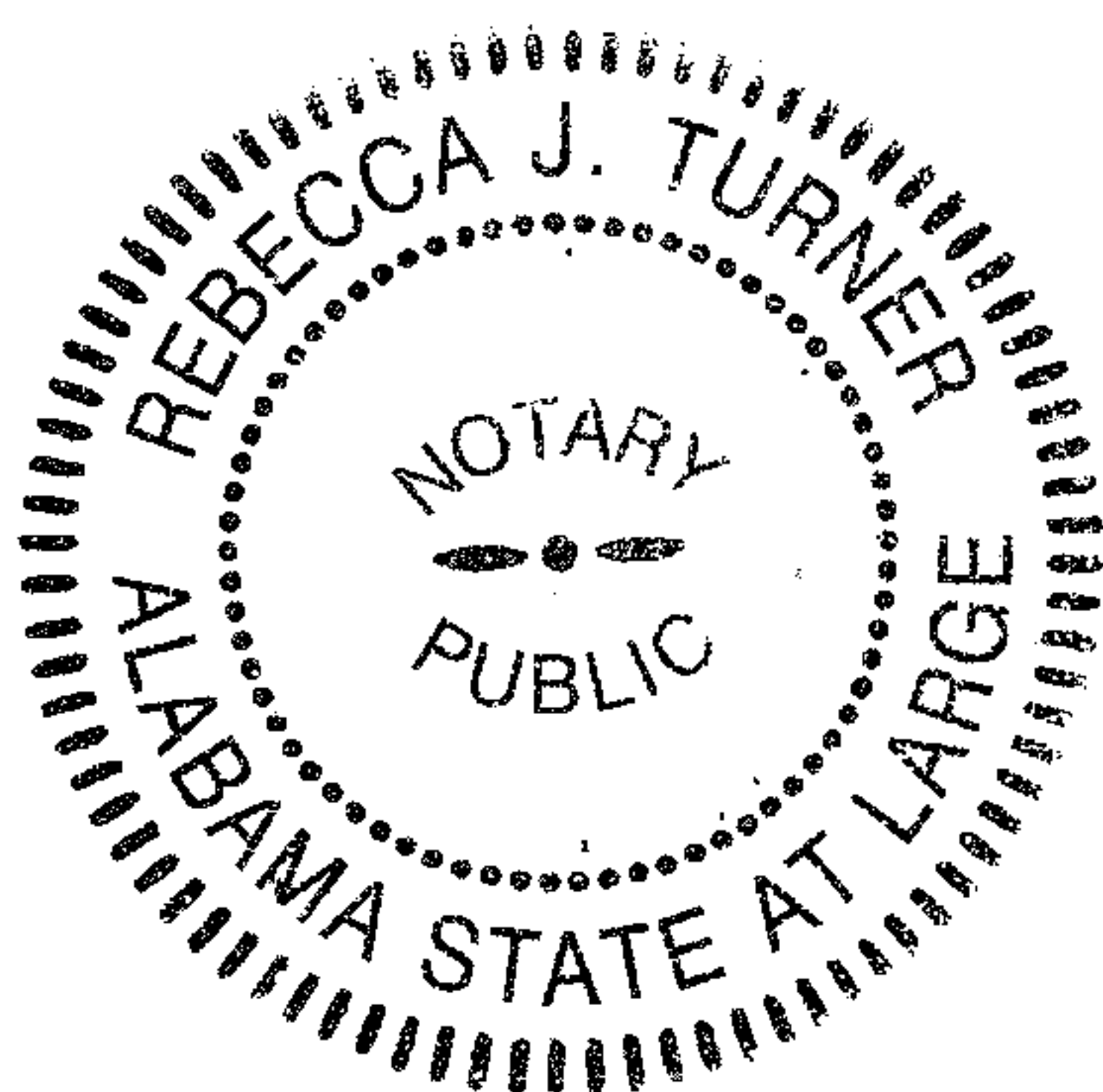
BY: Nick Dawson

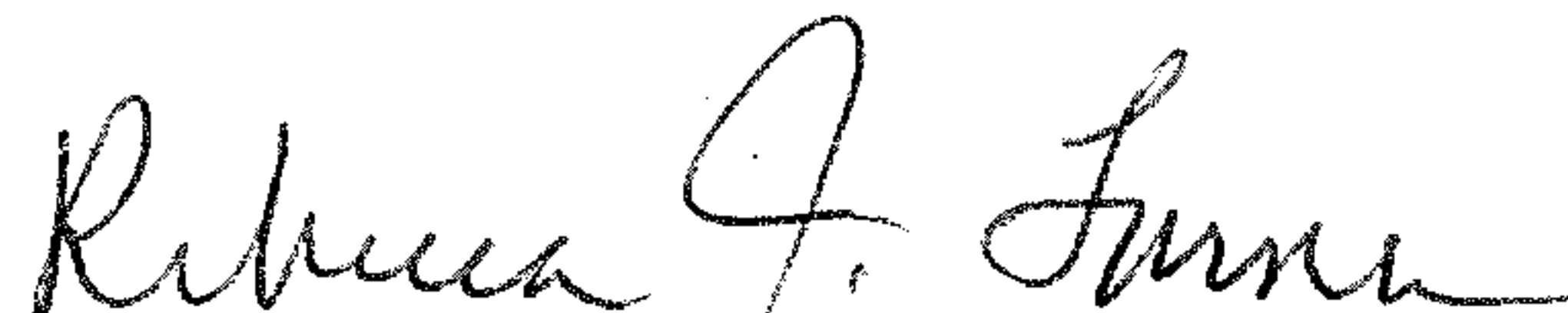
ITS: Vice-President

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nick Dawson as Vice President of **Town Builders, Inc.**, an Alabama Corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he in his capacity and with full authority, executed the same voluntarily for and as the act of said corporation on the date the same bears date.

Given under my hand and official seal, this 29th day of January, 2021.





Notary Public Rebecca J. Turner

My Commission Expires: 12/26/2022



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
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