

This Instrument Prepared by:

SEND TAX NOTICE TO:

Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr. LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
FILE NO. ATB2217

184 Scarlet Ln  
Chelsea, AL 35043

[Space Above This Line for Recording Data]

20210322000144350

03/22/2021 03:56:50 PM

DEEDS 1/2

**WARRANTY DEED**

**STATE OF ALABAMA**

**COUNTY OF SHELBY**

**KNOW BY ALL MEN THESE PRESENTS:**

That in consideration of **Two Hundred Seventy Thousand and 00/100 Dollars (\$270,000.00)** 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, **Jerry Paulk and Margaret Paulk, a married couple** whose mailing address is: **12098 88<sup>th</sup> Ave, Seminole, FL 33772** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James Craig Stephens** whose mailing address 184 Scarlet Ln Chelsea, AL 35043 (herein referred to as grantees), the following described real estate, situated in **Shelby County, Alabama**, having a property address of **184 Scarlet Lane, Chelease, AL 35043**

Lot 20, according to the Map and survey of Chesser Plantation, Phase 1, Sector 2, recorded in Map Book 33, Page 121, in the Probate Office of Shelby County, Alabama; being situated in 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 prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to oil, gas, sand, limestone, and gravel in, on, and under subject property.

**\$270,000.00** of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Jerry A. Paulk is the surviving grantee on that certain deed recorded in Instrument No. 20051108000581220 as recorded in the Probate Office of Shelby County; Toni M. Paulk, other grantee having died on or about May 31, 2009

**To Have and To Hold** to the said grantee, their heirs, and assigns forever. 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 person

**IN WITNESS WHEREOF**, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17<sup>th</sup> day of

Deed Effective 3-19-2021

March, 2021.

Jerry Paulk  
Jerry Paulk

Margaret Paulk  
Margaret Paulk

STATE OF FLORIDA

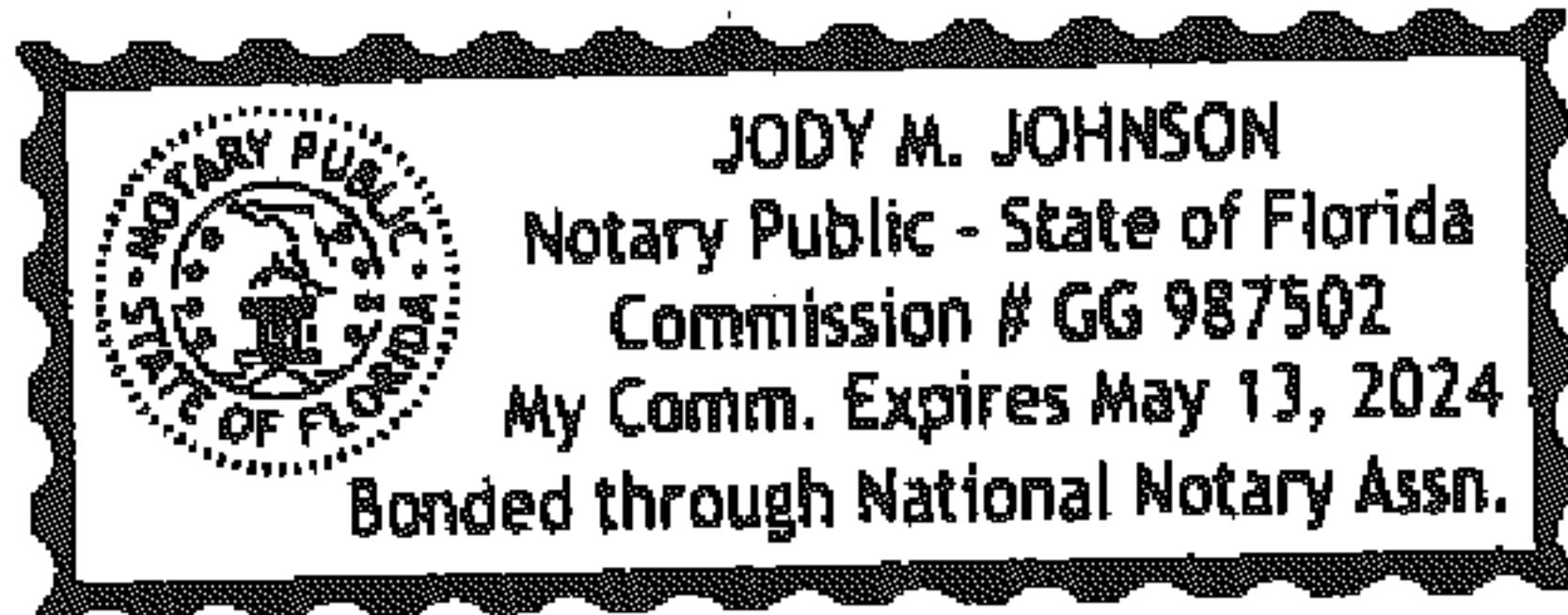
Pinellas County ss:

I, Jody M. Johnson, a Notary Public in and for said county in said state, hereby certify that **Jerry Paulk and Margaret Paulk** 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, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 17<sup>th</sup> day of March, 2021

My Commission Expires: May 13, 2021

Jody M. Johnson  
Notary Public



(S E A L)



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/22/2021 03:56:50 PM  
\$295.00 CHARITY  
20210322000144350

Allie S. Bayl