

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Joseph U. Feick Jr.  
Jennifer H. Feick  
3512 Chippenham Dr.  
Birmingham, AL 35242

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Sixty Two Thousand Dollars and No Cents (\$562,000.00) 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 whereof is acknowledged, I or we

**Estate of Cheryl A. Shader, deceased, Shelby County Probate Case No. PR-2021-000289, whose mailing address is:**

**3512 Chippenham Dr., Birmingham, AL 35242**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

**Joseph U. Feick Jr. and Jennifer H. Feick, whose mailing address is:**

**3329 Brook Highland Circle, Birmingham, AL 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 3512 Chippenham Dr., Birmingham, AL 35242 to-wit:

Lot 101, according to the Map and Survey of Brook Highland, Third Sector, as recorded in Map Book 12, Page 64 A & B, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

Stephen J. Shader, Jr., one of the Grantees in Joint Survivorship Deed recorded on June 27, 2001 in Instrument # 2001-26559, passed this life on or about March 17, 2021. Cheryl A. Shader, the other Grantee in said Deed filed for record in Instrument # 2001-26559, passed this life on or about March 22, 2021.


\$449,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the 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 noted 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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 28th day of May, 2021.


ESTATE OF CHERYL A. SHADER, DECEASED

  
John Bahakel  
Personal Representative

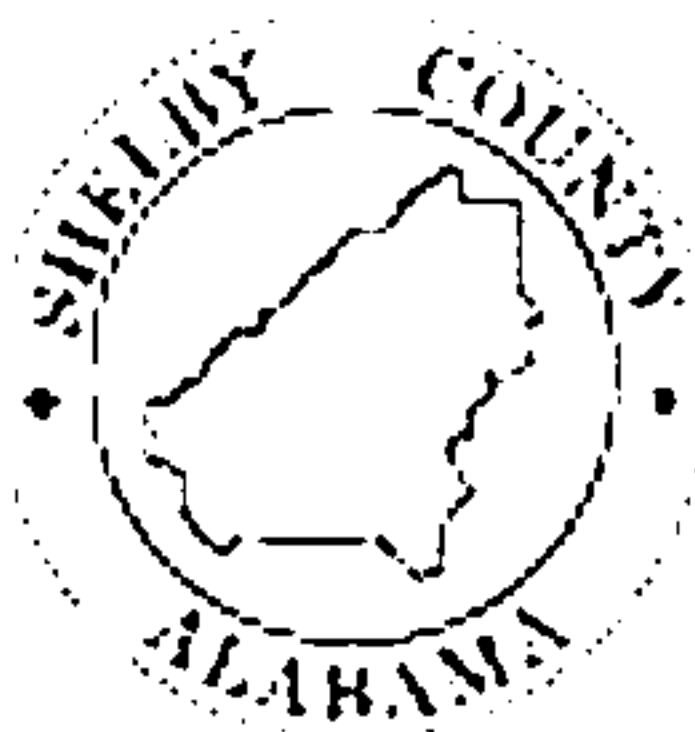
State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Estate of Cheryl A. Shader, deceased, Shelby County Probate Case No. PR-2021-000289, whose name(s) 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 2021.

  
Notary Public, State of Alabama  
Rosalie K. Doggett  
Printed Name of Notary  
My Commission Expires: January 12, 2025

ROSALIE KANE DOGGETT  
Notary Public, Alabama State at Large  
My Commission Expires  
January 12, 2025



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/04/2021 08:44:16 AM  
\$137.50 MIST  
20210604000273490

