

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20210921000460650
09/21/2021 02:18:04 PM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

197 Oakwell Street
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Fifty Thousand and 00/100 (\$250,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Anthony Davis and Ashley Davis**, in hand paid by the GRANTEE(S), **Brandon Y. Martella and Erica Marie Martella**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

Lot 85, according to the Final Plat of Camden Cove West, Section 3, Phase 2, as recorded in Map Book 39, page 131, in the Probate Office of Shelby County, Alabama

NOTE: \$250,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Inst. N. 20161128000431840

Subject to:

Building setback line(s) and easement(s) as shown by recorded plat.

Right of Way and Easement granted to Alabama Power Company as set forth in Deed Book 282 page 306 and Inst. 2008022500075040.

Right of Way granted to Shelby County as set forth in Deed Book 254 page 131.

Grant of Land Easement with restrictive covenants as set forth in Inst. 20061212000602760.

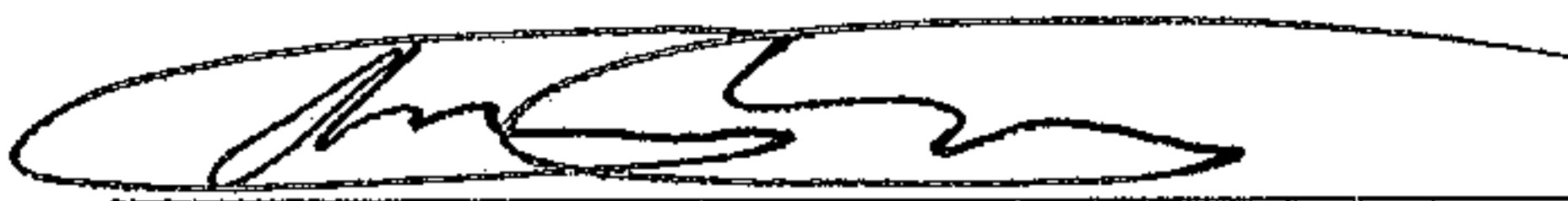
Declaration of Protective Covenants as recorded in Inst. 20040908000499580; amended by Inst. 20041006000552490; amended by Inst. 20050708000342350 and 20050708000342360, further amended by Inst. 20080402000132950; Inst. 20080402000132960 and Inst. 20080402000132970.

Minerals, resources and groundwater with Rights of Ingress and Egress as set forth in Inst. 20120316000091570.

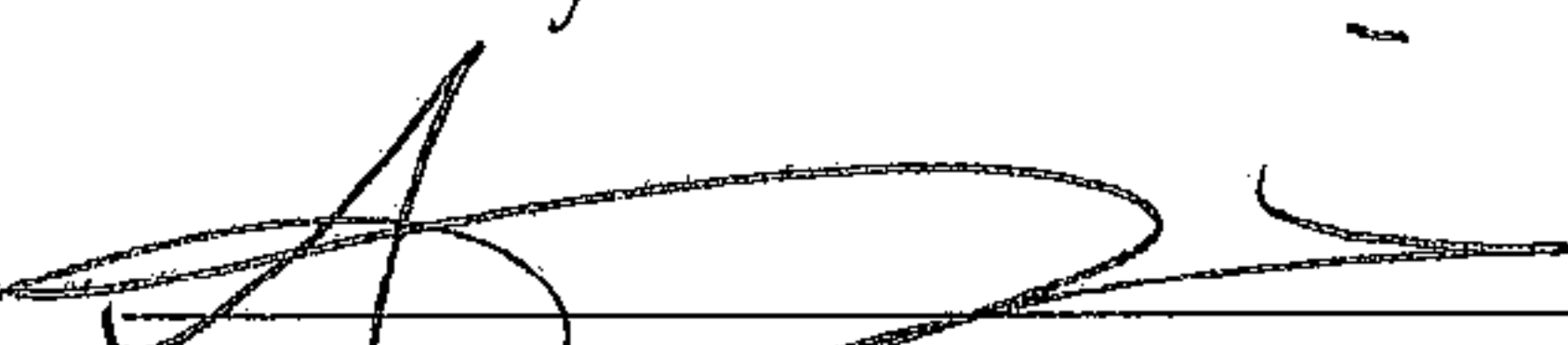
TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 24th day of August, 2021.



Anthony Davis

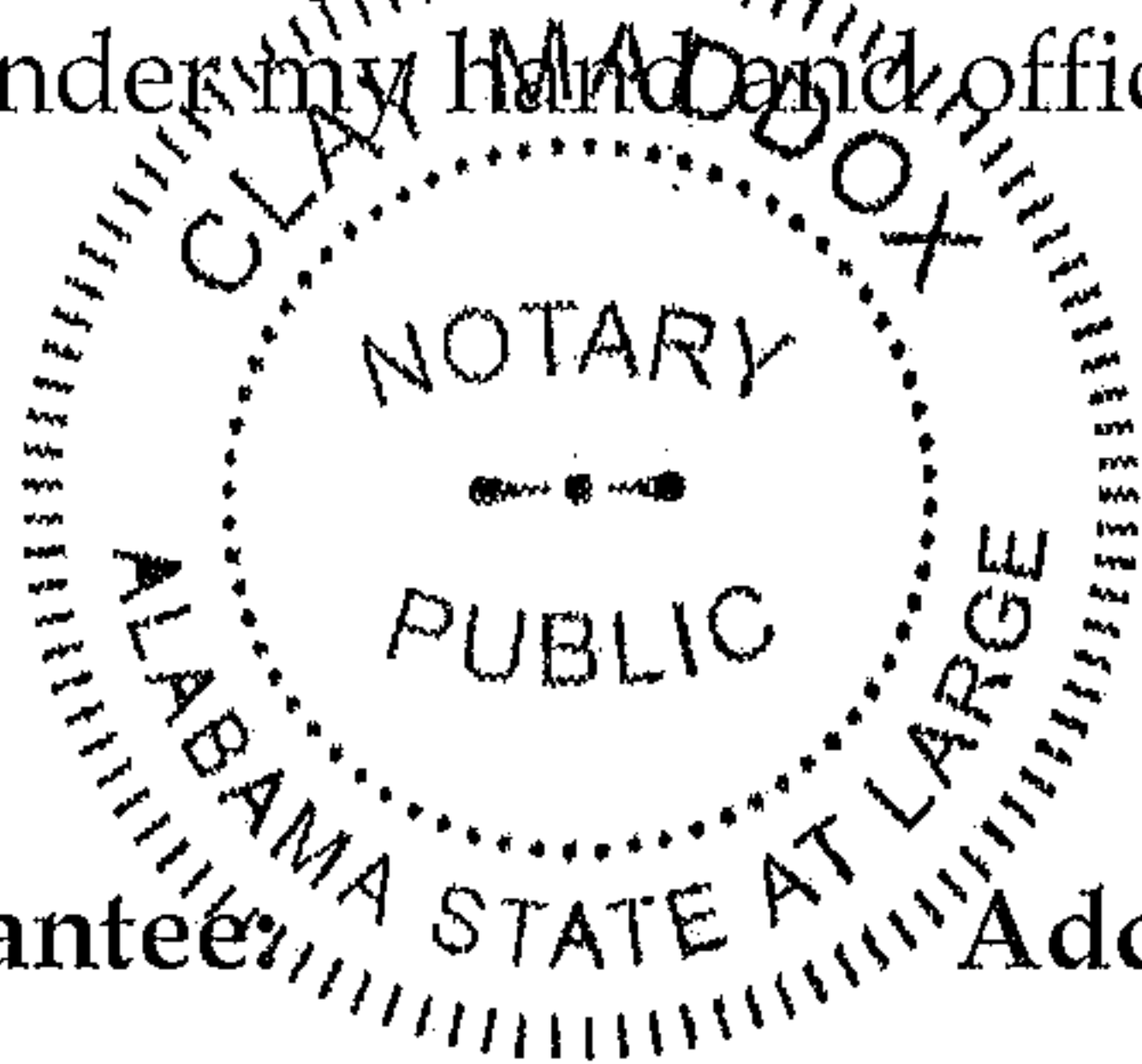


Ashley Davis

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Anthony Davis and Ashley Davis** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, 2021.




NOTARY PUBLIC
My Commission Expires: 4-23-23

Address of Grantee:	Address of Grantor:	Property Address:
_____	_____	197 Oakwell Street
_____	_____	Calera, AL 35040

Real Value: \$250,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/21/2021 02:18:04 PM
\$29.00 CHARITY
20210921000460650

