



20210930000477640 1/2 \$740.00
Shelby Cnty Judge of Probate, AL
09/30/2021 11:41:59 AM FILED/CERT

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Seven Hundred Fifteen Thousand and 00/100 Dollars (715,000.00), as determined by the Contract of Sale, and other good and valuable consideration to them in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DAVID CHAPPELL AND WIFE, LISA CHAPPELL** (herein referred to as "Grantors") do by these presents grant, bargain, sell and convey unto **ROBERT A LEWIS AND VICTORIA W LEWIS** (herein referred to as "Grantees") for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

All that certain lot or parcel of land situated in the **County of Shelby**, State of Alabama, and being more particularly described as follows:

Lot 45, according to the Survey of Kirkman Preserve, Phase 3, as recorded in Map Book 44, Page 58 A&B, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights.

1. Subject to Right-of-way granted to Alabama Power Company recorded in Deed Book 101, Page 570; Deed Book 187, Page 372; Deed Book 194, Page 336; Deed Book 197, Page 387; Deed Book 217, Page 750; Deed Book 220, Page 67 (Shelby County) and Volume 6271, Page 463 (Jefferson) and Inst. No. 2014-7824;
2. Subject to Rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 201, Page 363 and Deed Book 201, Page 365;
3. Subject to Right-of-way granted to Shelby County recorded in Deed Book 216, Page 22 to Page 26 and Deed Book 218, Page 262;
4. Subject to rights of others in and to the use of easement for ingress, egress and utilities reserved in Deed Book 331, Page 329; Inst. No. 1993-31528 and Inst. No. 1993-31529;
5. Terms, agreements and right-of-way to Alabama Power Company as recorded in Inst. No. 20050803000391990;
6. Riparian and other rights created by the fact that the subject property fronts on Moon Glow Lake, pond and streams;
7. Easement to Alabama Gas Company and mineral and mining rights incident thereto recorded in Real Volume 3192, Page 293 in the Probate Office of Jefferson County, Alabama;
8. Declaration of Covenants, Conditions and Restrictions as recorded in Inst. No. 2014-3114
9. Restrictions appearing of record in Inst. 2014-24466 and No. 2015-9129

To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.



Shelby County, AL 09/30/2021
State of Alabama
Deed Tax: \$715.00



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And the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

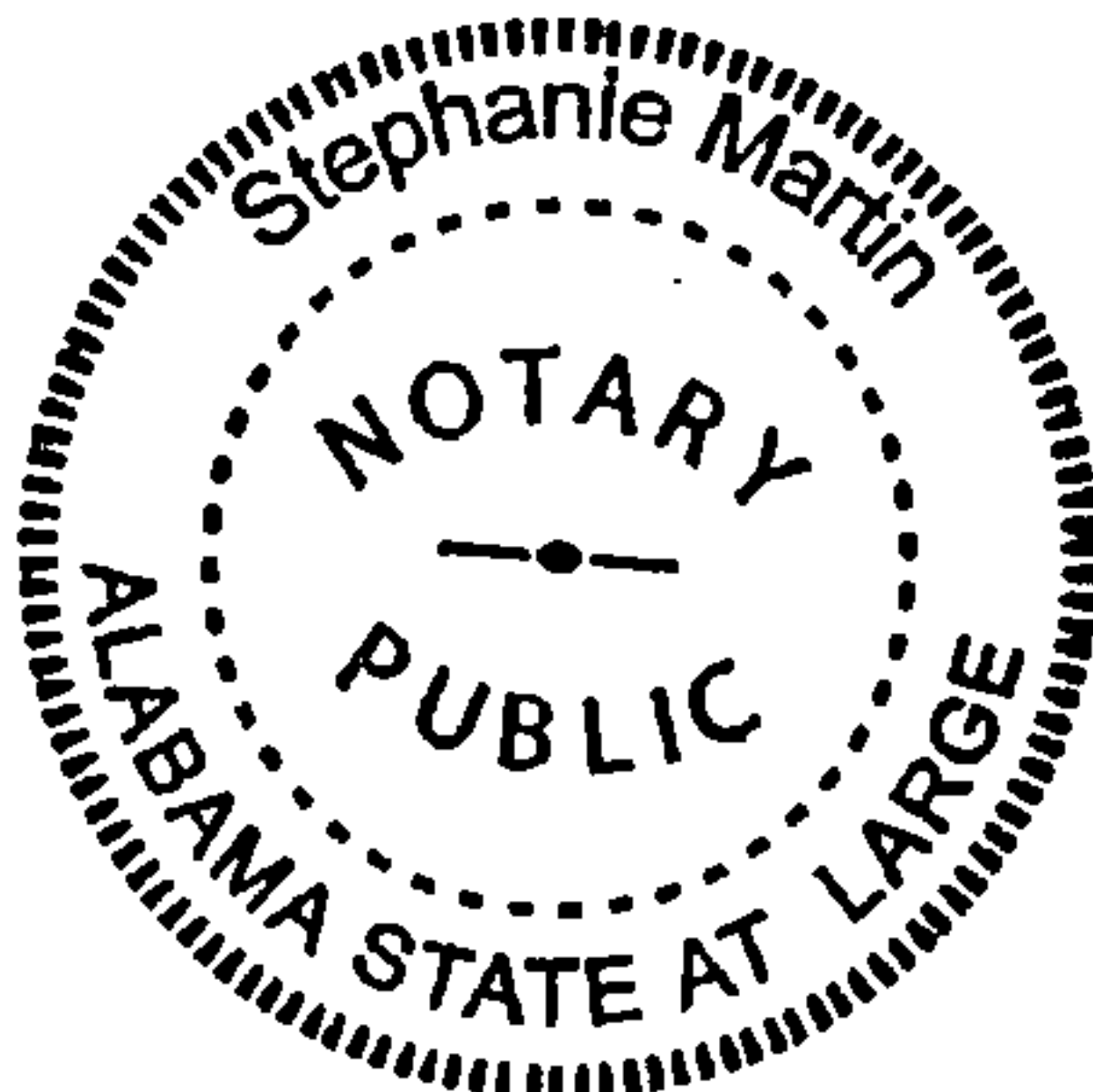
In Witness Whereof, the said Grantors have set their hands and seals this 27th day of September, 2021.

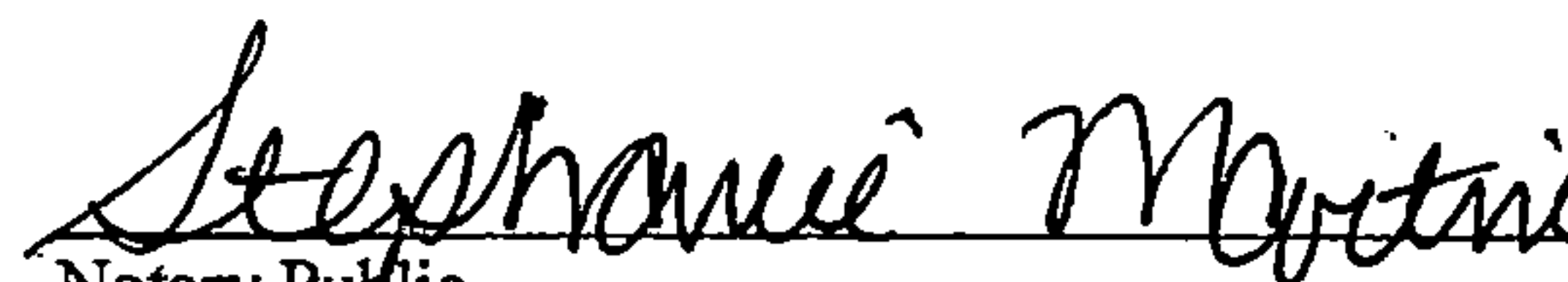

David Chappell {L.S.}

Lisa Chappell {L.S.}

STATE OF ALABAMA
COUNTY OF ETOWAH

I, the undersigned notary public, in and for said county and state, hereby certify that **David Chappell and Lisa Chappell**, 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 seal this 27th day of September, 2021.




Notary Public
My commission expires 7-16-23

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

GRANTORS' MAILING ADDRESS:

2448 O'Neal Way
Hoover, AL 35242

GRANTEES' MAILING ADDRESS:

2448 O'Neal Way
Hoover, AL 35242

PROPERTY ADDRESS:

2448 O'Neal Way
Hoover, AL 35242

THIS INSTRUMENT PREPARED BY:

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File # 2021742