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DEEDS 1/2

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
David T. Harris
Jordan P. Harris
359 Chesser Park Drive
Chelsea, AL 35043

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Five Thousand Dollars and No Cents (\$285,000.00)** 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

Kimberly Irene Talley, formerly known as Kimberly O. Parmley, and Clinton Wade Talley, wife and husband, whose mailing address is:

811 Doakville Hwy, Apt B38, Millbrook, AL 36054

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

David T. Harris and Jordan P. Harris, whose mailing address is:

359 Chesser Park Drive, Chelsea, AL 35043

(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: 359 Chesser Park Drive, Chelsea, AL 35043 to-wit:

Lot 55, according to the Survey of Cottages at Chesser, Phase I, recorded in Map Book 33, Page 45, in the Office of the Judge of Probate Shelby County, Alabama.

Together with the nonexclusive easement to use the Common Areas as more particularly described in the Declaration of Covenants, Conditions and Restrictions for Cottages at Chesser as recorded in Instrument Number 20040511000248910, and First Amendment to Declaration as recorded in Instrument Number 20091008000381600, Second Amendment to Declaration as recorded in Instrument No. 20120124000028010, in the Probate Office of Shelby County, Alabama, as may be amended from time to time (which together with all amendments thereto, is thereto, is hereinafter referred to as the "Declaration").

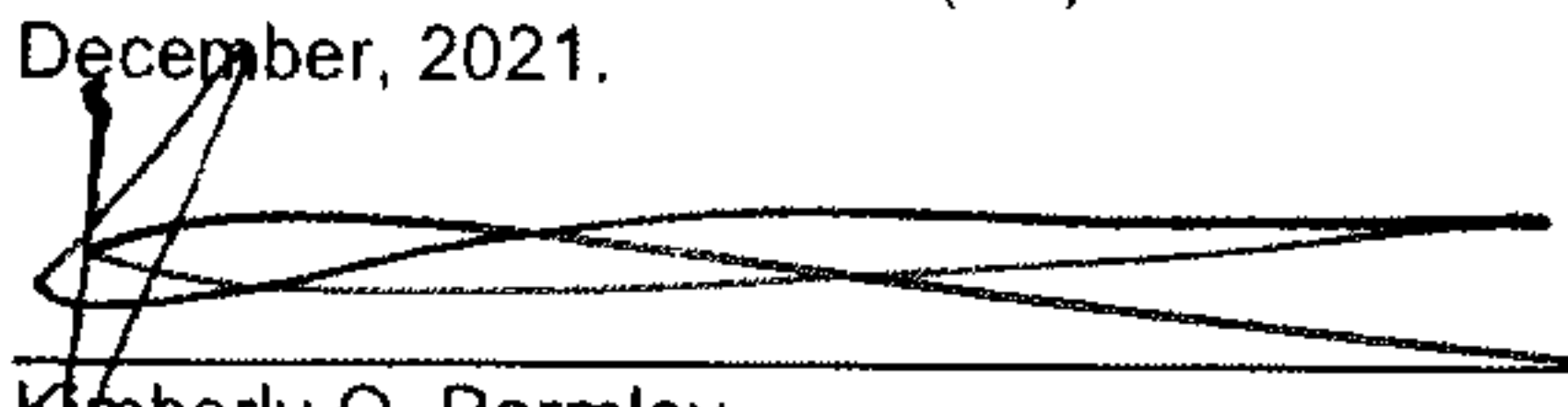
Subject to: All easements, restrictions and rights of way of record.

\$276,450.00 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 3 day of December, 2021.

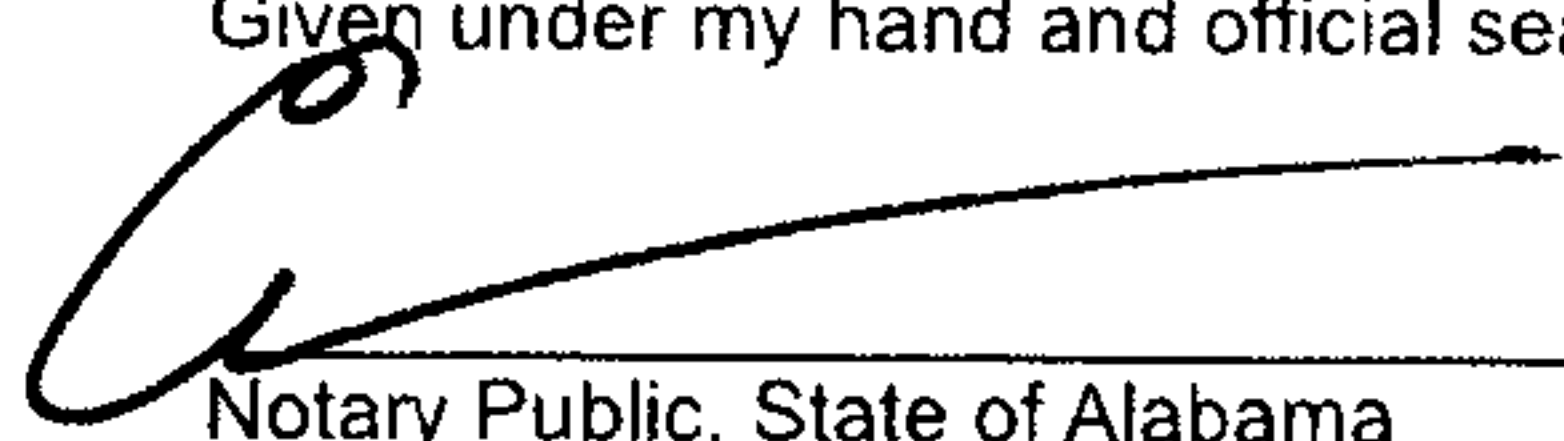

Kimberly O. Parmley


Clinton Wade Talley

State of Alabama

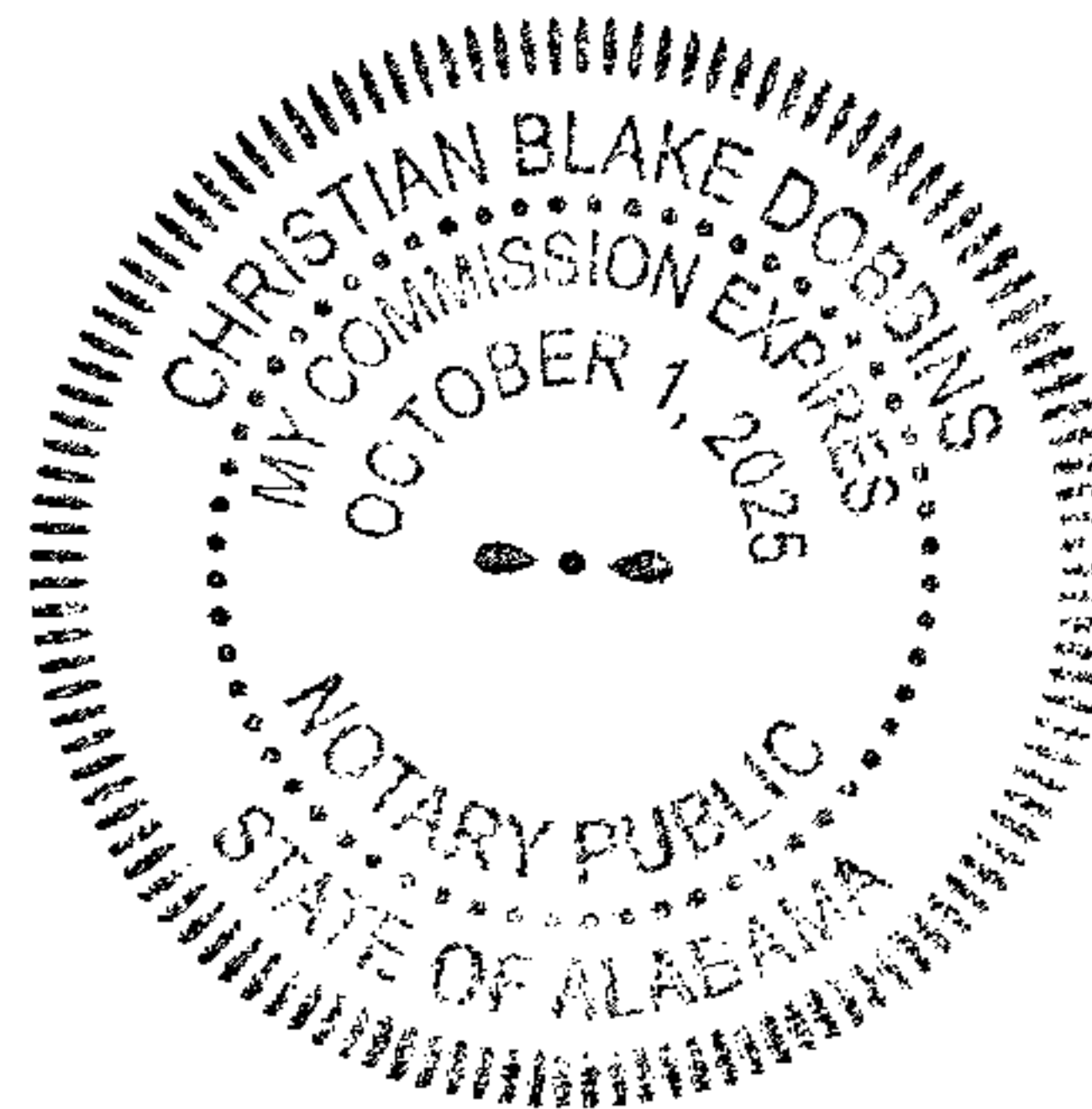
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kimberly O. Parmley and Clinton Wade Talley, 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 3rd day of December, 2021.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/14/2021 12:59:25 PM
\$35.00 JOANN
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