

Send Tax Notice to:

20211223000605940
12/23/2021 10:23:18 AM
DEEDS 1/2

102 Chase Creek Cir
Pelham, AL 35124

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Fifty-five Thousand and 00/100s Dollars (\$155,000.00)**, 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, **Alvin M. Adams, III, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 224 Chadwick Lane Helena, AL 35080 grant, bargain, sell and convey unto, **Stephanie Kay Abrams and Sheila Kaye Abrams** herein referred to as grantees) whose mailing address is 102 Chase Creek Circle, Pelham, AL 35124 for and during their joint lives as joint tenants 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, having an address: **102 Chase Creek Circle, Pelham, AL 35124** to wit:

Lot 2, according to the Survey of Chase Creek Townhomes, Phase I as recorded in Map Book 18, Page 73 in the Probate Office of 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.

\$152,192.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 23 day of Dec, 2021.

Alvin M. Adams III
Alvin M. Adams, III

STATE OF Alabama Tetters County ss:

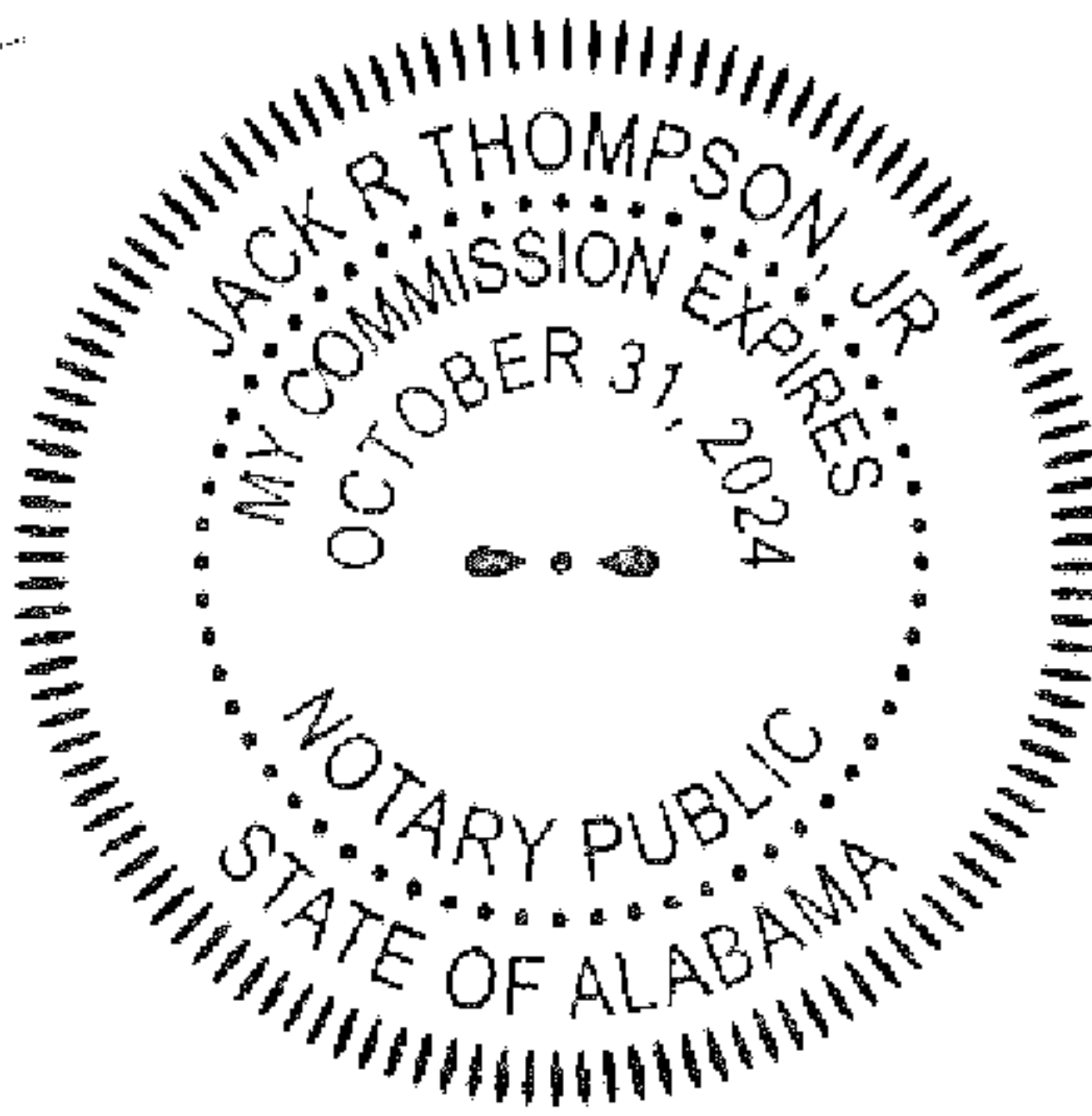
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Alvin M. Adams, III** name is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he, she, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 23 day of Dec., 2021

My Commission Expires 10/31/2024

[Signature]
Notary Public

(S E A L)



This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB2916



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2021 10:23:18 AM
\$28.00 BRITTANI
20211223000605940

Alvin S. Bayl