

20220107000009160  
01/07/2022 12:13:46 PM  
DEEDS 1/2

**SEND TAX NOTICE TO:**  
Matthew Shawn Bailey and Anna Melissa Bailey

1887 Highway 36  
Chelsea, AL 35043

This instrument prepared by:  
S. Kent Stewart  
Stewart & Associates, PC  
3595 Grandview Parkway Suite 275  
Birmingham, AL 35243

### WARRANTY DEED

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

**KNOW ALL MEN BY THESE PRESENTS:** That, in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 (\$140,000.00)** the amount which can be verified by the Closing Statement, in hand paid to the undersigned, **Darrel S. Arnold and Deborah L. Arnold f/k/a Deborah L. Curtin**, a married couple, whose address is 305 County Rd. 32 Columbiana, AL 35051 (hereinafter "Grantor", whether one or more), by **Matthew Shawn Bailey and Anna Melissa Bailey**, whose address is **1887 Highway 36, Chelsea, AL 35043**, (hereinafter "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantees **Matthew Shawn Bailey and Anna Melissa Bailey**, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, **the address of which is 1887 Highway 36, Chelsea, AL 35043 to-wit:**

**Lot 2, according to the Survey of RDK Estates, as recorded in Map Book 53, Page 20, in the Office of the Judge of Probate of Shelby County, Alabama**

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation. Mining and mineral rights excepted.


Subject to a third-party mortgage in the amount of \$140,000.00 executed and recorded 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 the 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 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 good right to sell and convey the same as aforesaid; thence I (we) will, and my (our) heirs, executors and

administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has set their signature and seal on this 27 day of December, 2021.

  
Darrel S. Arnold

  
Deborah L. Arnold f/k/a Deborah L. Curtin

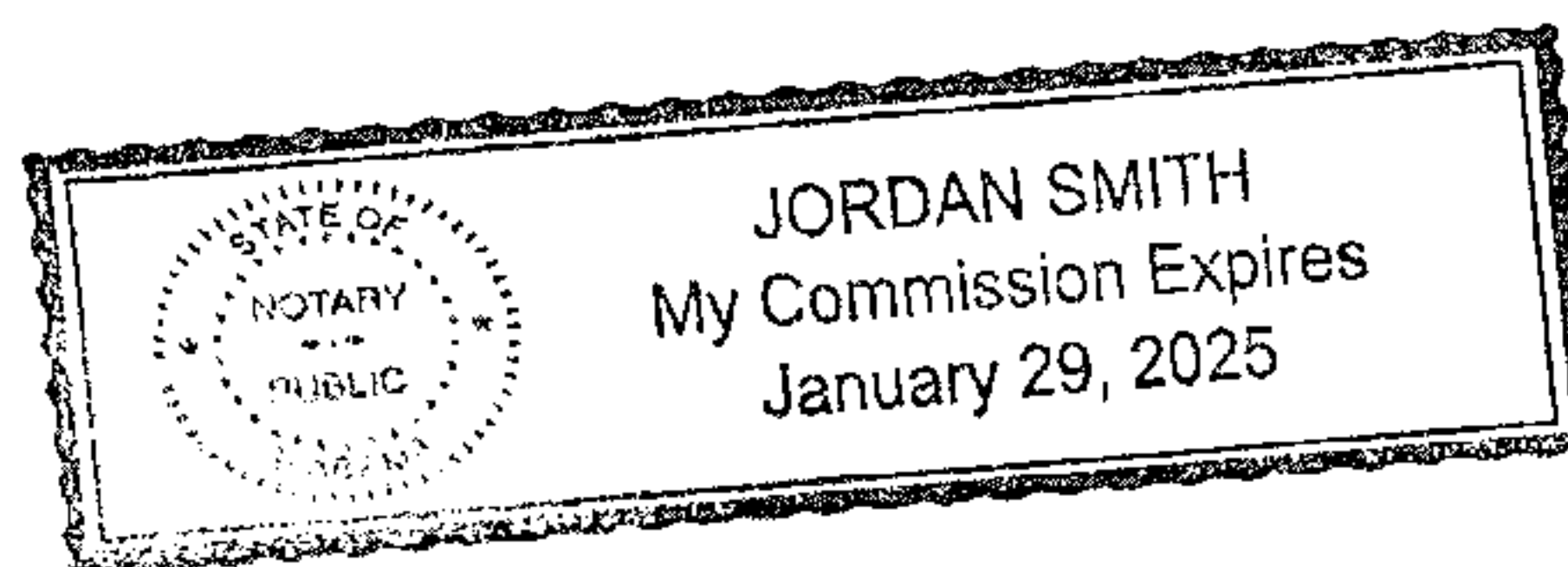
STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Darrel S. Arnold and Deborah L. Arnold f/k/a Deborah L. Curtin whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this <sup>27<sup>th</sup></sup>~~16~~ day of December, 2021.

  
Notary Public

My Commission Expires: 1/29/25



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/07/2022 12:13:46 PM  
\$26.00 CHERRY  
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