

Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Michael E. Stewart
Angela W. Stewart
113 Bolivar Lane
Chelsea, AL 35043

STATUTORY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

That in consideration of Five Hundred Ninety Six Thousand Nine Hundred Dollars and No Cents (\$596,900.00) to the undersigned Grantor, Classic American Homes, Inc., an Alabama Corporation, whose mailing address is 121 Bolivar Lane, Chelsea, AL 35043, (herein referred to as Grantor) in hand paid by the Grantees, herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto Michael E. Stewart and Angela W. Stewart, whose mailing address is 113 Bolivar Lane, Chelsea, AL 35043, (herein referred to as Grantees), as joint tenants, with right of survivorship the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 410A, according to a Resurvey of Lots 403 and 410 of Lime Creek Phase 4 at Chelsea Preserve, as recorded in Map Book 54, Page 42, in the Probate Office of Shelby County, Alabama.

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

\$477,520.00 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 the 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.

Warranties of covenant are disclaimed herein except Grantor does hereby warrant the title to said property against lawful claims of all persons claiming by, through and under the Grantor.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance has hereto set his signature and seal, this the 11th day of May, 2022.

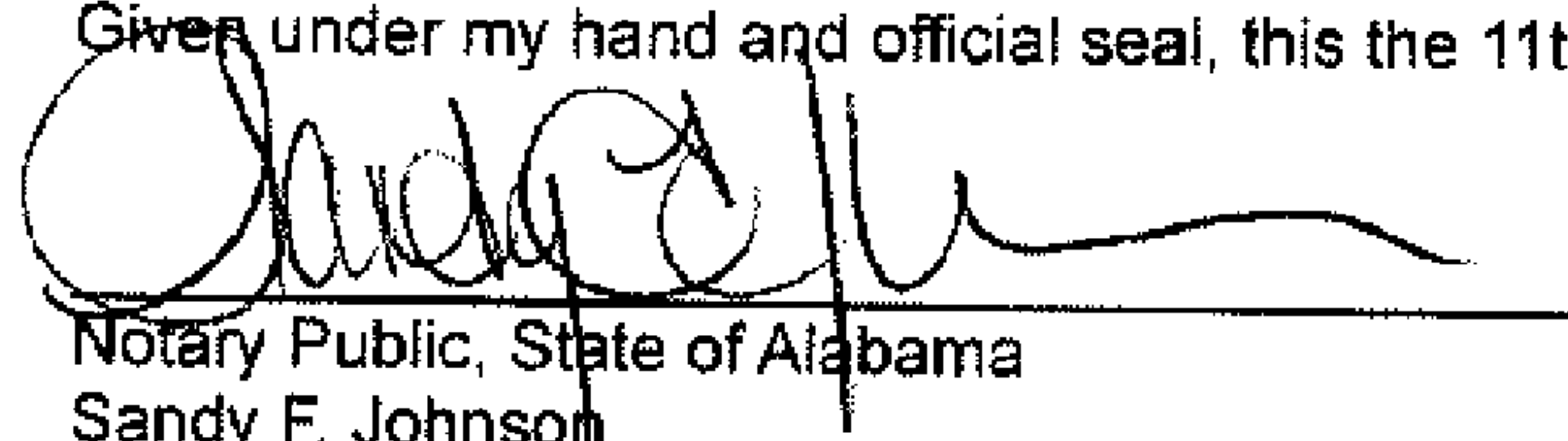
CLASSIC AMERICAN HOMES, INC.

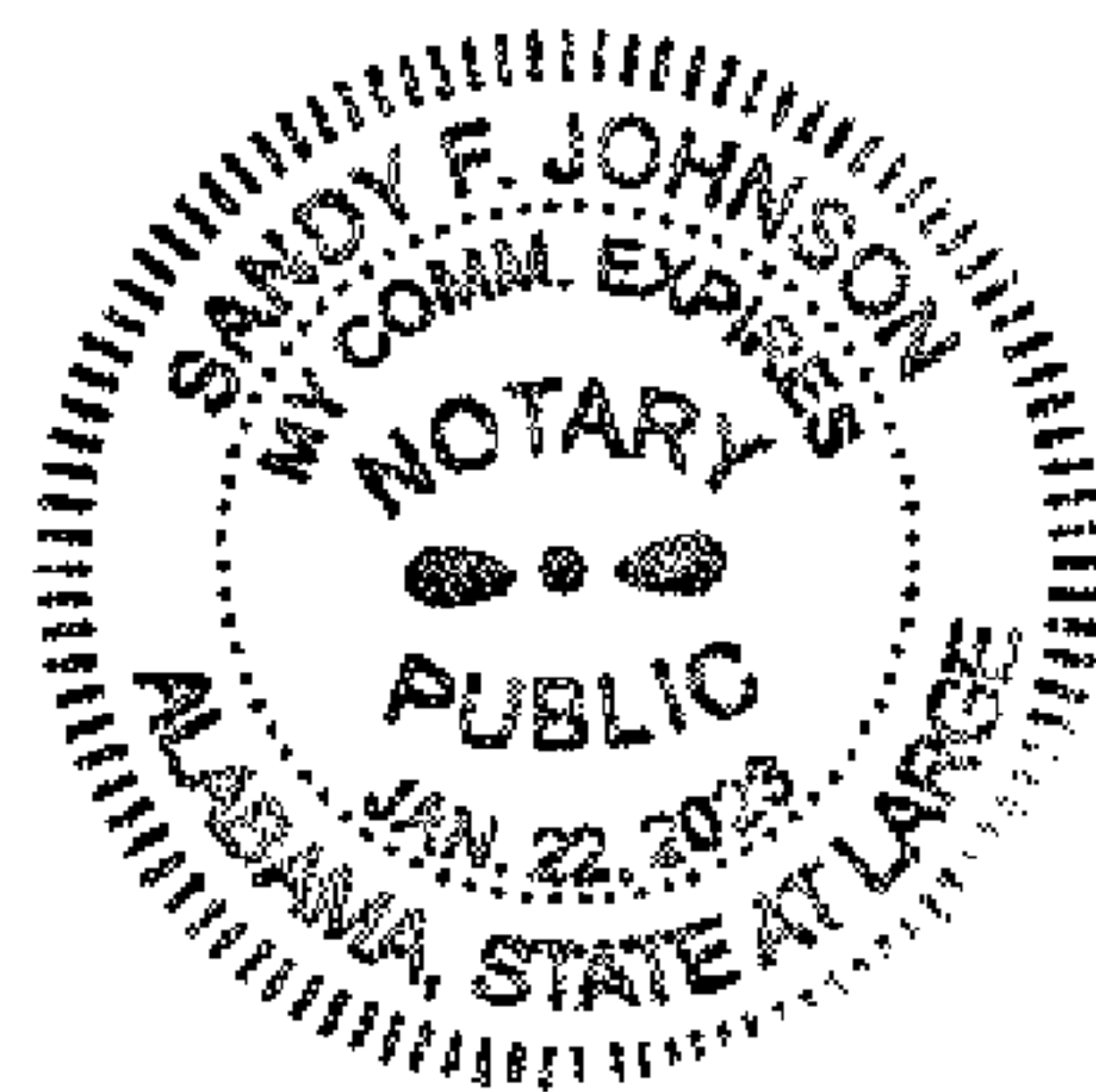

John W. Brock
President

State of Alabama
County of Shelby

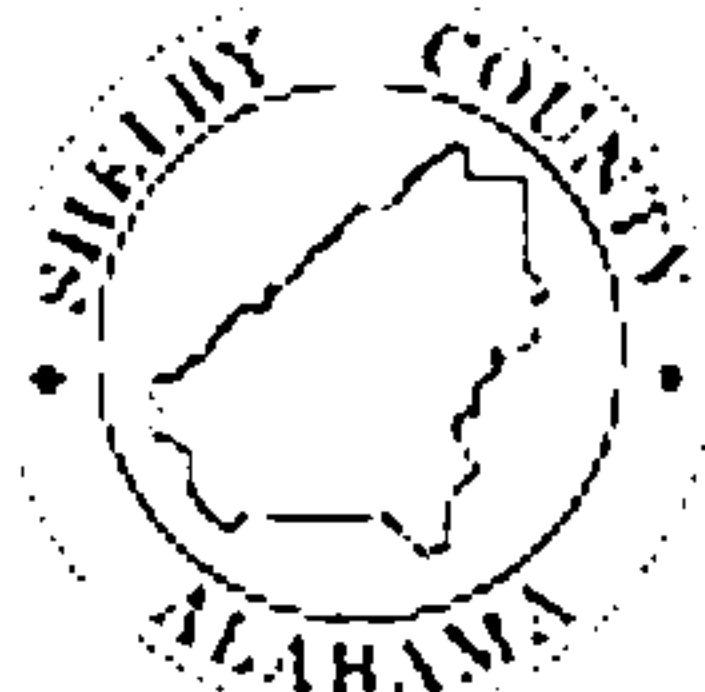
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that John W. Brock, whose name as President of Classic American Homes, Inc. and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that being informed of the contents of said instrument, that he, as such President and with full authority, executed the same voluntarily for and as the act of said Corporation.

Given under my hand and official seal, this the 11th day of May, 2022.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Property Address:
113 Bolivar Lane
Chelsea, AL 35043



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2022 11:48:39 AM
\$141.50 JOANN
20220513000196670

Alvin S. Boyd