

20221020000395680
10/20/2022 10:31:22 AM
DEEDS 1/2

Send Tax Notice to:

Christopher Meadows
Alisa Meadows
318 Christopher Cove
Westover, AL 35147

[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 **Seven Hundred Thirty Thousand and 00/100 Dollars (\$730,000.00)**, 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 of which is acknowledged. I or we, **Claude E. Lee and Mary Paxton-Lee, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1 Lakeforest Ln., Wilsonville, AL 35186 grant, bargain, sell and convey unto **Christopher Meadows and Alisa Meadows** (herein referred to as grantees) whose mailing address is 318 Christopher Cove, Westover, AL 35147 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 318 Christopher Cove, Westover AL 35147 to wit:

Lot 2B, according to the Survey and Final Plat of a Re-subdivision of Lot 2, Christopher Cove, as recorded in Map Book 30, Page 24, 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 minerals or mineral rights leased, granted or retained by prior owners.

\$584,000.00 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.

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IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 17 day of October, 2022

Claude E. Lee
Claude E. Lee

Mary Paxton-Lee
Mary Paxton-Lee

STATE OF Alabama
COUNTY OF Shelby

I, Frankie Sports, a Notary Public in and for said county in said state, hereby certify that **Claude E. Lee and Mary Paxton-Lee** 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 17th day of October, 2022

My Commission Expires: 10/25/2023

Frankie Sports
Notary Public

Frankie Sports
Notary Public, Alabama State At Large
My Commission Expires October 25, 2023

(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

File No. ATB3423



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/20/2022 10:31:22 AM
\$171.00 BRITTANI
20221020000395680

Allie S. Bayl