

Send Tax Notice to:

Brian Vesely
Rachel Vesely
1052 Kerry Drive
Calera, AL 35040

20221129000435180
11/29/2022 09:19:36 AM
DEEDS 1/2

[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 **Three Hundred Fifteen Thousand and 00/100 Dollars (\$315,000.00)**, 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, **Joel A. Labrada Chavira and Jessica Y. Garcia Guevara, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 1334 Butler Alabama AL 35007 grant, bargain, sell and convey unto **Brian Vesely and Rachel Vesely** (herein referred to as grantees) whose mailing address is 1052 Kerry Drive, Calera, AL 35040 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 1052 Kerry Dr., Calera, AL 35040 to wit:

Lot 14, according to the Survey of Kinsale Garden Homes 2nd Sector, as recorded in Map Book 36, Page 22, 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.

\$309,294.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

Lori Lucas a.k.a. Lori Lucas Edwards is the surviving grantee of that certain deed recorded in Instrument #20060501000203140, the other grantee Mitch Edwards died on or about December 18, 2014.
The deed recorded in Instrument #20170612000205190 does not make mention of Mitch Edwards being deceased.

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 28th day of November, 2022

Joel A. Labrada Chavira
Joel A. Labrada Chavira

Jessica Y. Garcia Guevara
Jessica Y. Garcia Guevara

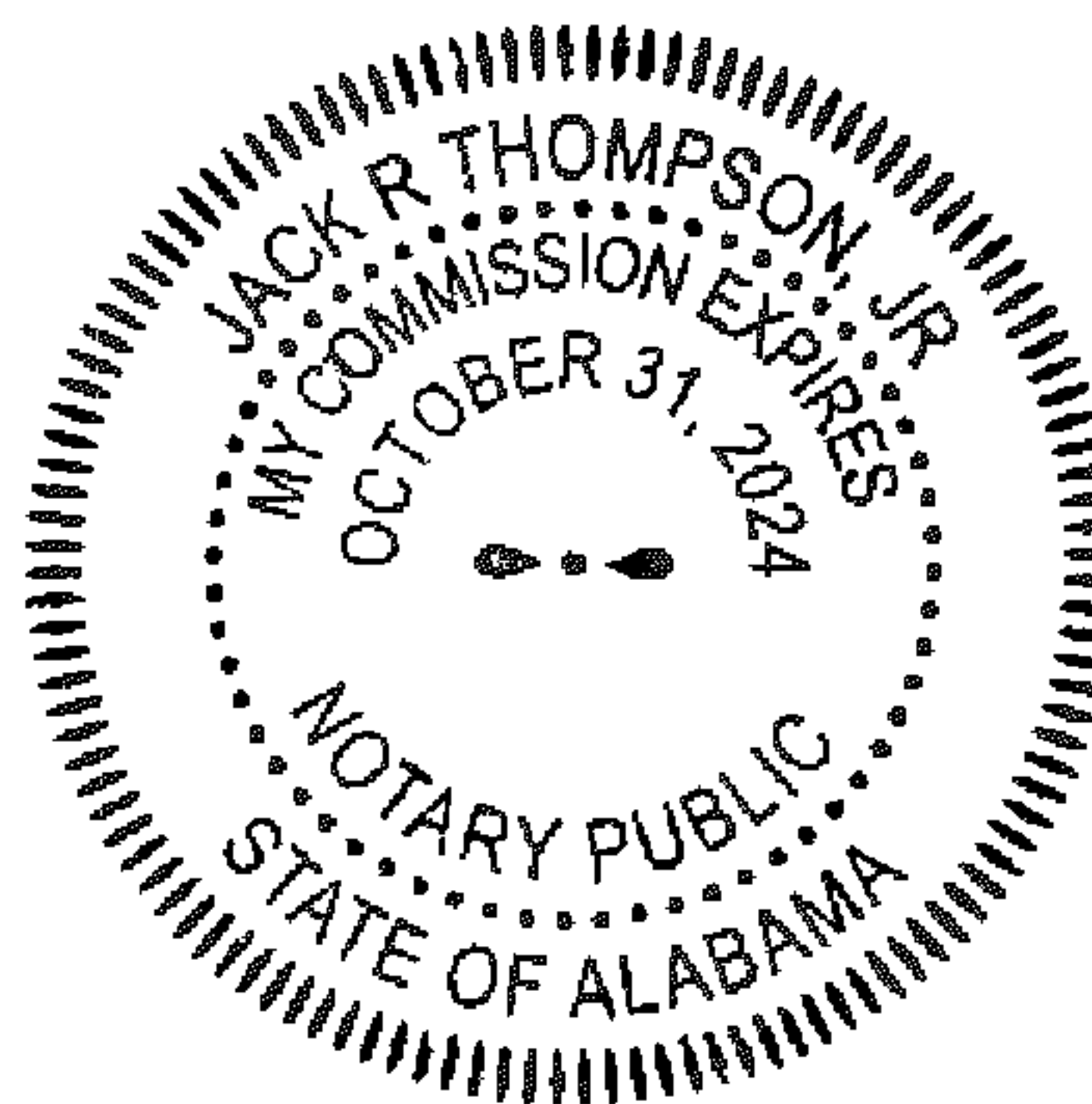
STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Joel A. Labrada Chavira and Jessica Y. Garcia Guevara** 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 28th day of Nov, 2022

My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
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

File No. ATB3462



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/29/2022 09:19:36 AM
\$31.00 BRITTANI
20221129000435180

Allie S. Bayl