20231211000356740 12/11/2023 03:28:46 PM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox, LLC
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

		SEND TAX NOTICES TO:		
		Mo Lindund Cirul		
		Mayory, At 35007		
STATE OF ALABAMA)			
	ŕ	KNOW ALL MEN BY THESE PRESENTS:		
SHELBY COUNTY)			

WHEREAS, in consideration of the sum of Seven Hundred Sixty Thousand and 00/100 (\$760,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), LISA M RAMSEY and BRIAN A RAMSEY, a married couple, in hand paid by the GRANTEE(S), CHE JEROME MCNICHOLS and SHENEKA MCNICHOLS, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

Lot 18, according to the Survey of Windy Oaks Phase 3, as recorded in Map Book 15, Page 113, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20180605000197500

NOTE: \$660,000.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to the Following:

- 1. Restrictions and covenants as recorded in Map Book 15, Page 113.
- 2. Restrictions and appearing of record in Real 383, Page 871 in the Probate Office of Shelby County, Alabama.
- 3. 50-foot building line, as shown by recorded Map.
- 4. Right of way to Shelby County, recorded in Volume 245, Page 272 in the Probate Office of Shelby County, Alabama.

- 5. Right of way to Cahaba Coal Mining Company, recorded in Volume 12, Page 64 in the Probate Office of Shelby County, Alabama.
- 6. This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 8th day of December, 2023.

		LISA M RAMSEY BRIAN A RAMSI	Mansey Quay EY
TATE OF ALABAMA)		
OUNTY OF BALDWIN)		

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that LISA M RAMSEY and BRIAN A RAMSEY 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of December, 2023.

20231211000356740 12/11/2023 03:28:46 PM DEEDS 3/3

NOTARY PUBLIC

My Commission Expires: Z-19-ZS

Address of Grantee: 40 Whatwood Circle MUDOSKY, AL 35007

Address of Grantor:

Property Address: Lieutenant 140 Windwood Circle
AL Ave Alabaster, AL 35007

Real Value: \$760,000.00





Filed and Recorded Official Public Records Judge of Probate, Shelby County Alabama, County Clerk **Shelby County, AL** 12/11/2023 03:28:46 PM **\$128.00 BRITTANI** 20231211000356740

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