

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
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:

140 Windwood Circle
Alabaster, AL 35007

STATE OF ALABAMA)

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:

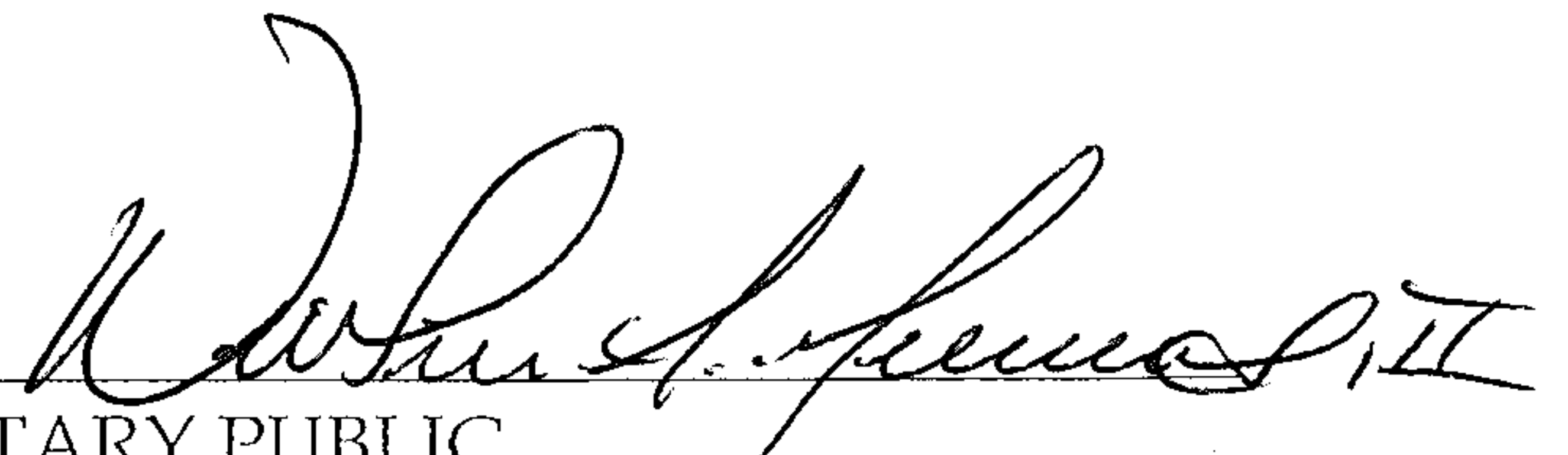
Lot 18, according to the Survey of Windy Oaks Phase 3, as recorded in Map Book 15, Page 113, in the Probate Office of Shelby County, Alabama.

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:

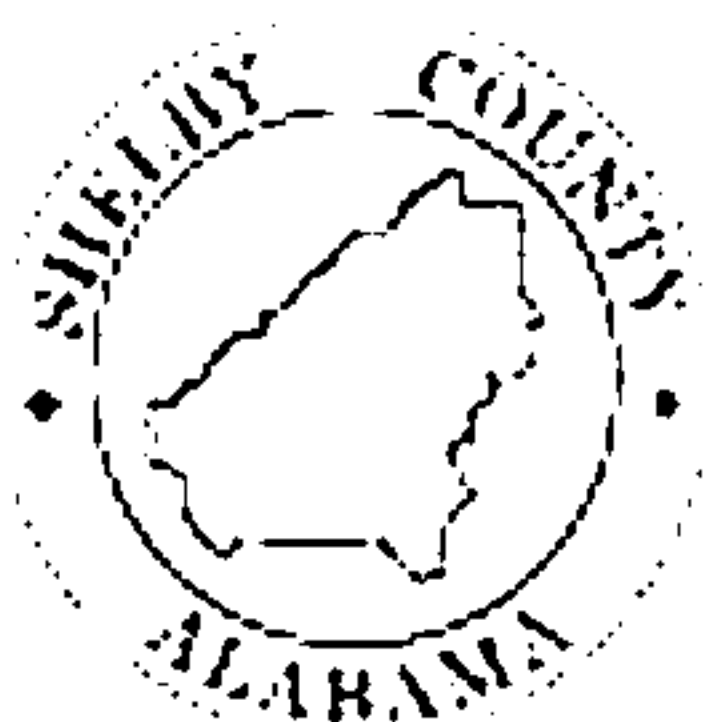
1. Restrictions and covenants as recorded in Map Book 15, Page 113.
2. Restrictions and appearing of record in Real 383, Page 871 in the Probate Office of Shelby County, Alabama.
3. 50-foot building line, as shown by recorded Map.
4. Right of way to Shelby County, recorded in Volume 245, Page 272 in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


NOTARY PUBLIC
My Commission Expires: 2-19-25

Address of Grantee:
140 Windwood Circle
Alabaster, AL 35007

Address of Grantor: 23310 Lieutenant Property Address: 140 Windwood Circle
Foley, AL Ave Alabaster, AL 35007
36535

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

Allen S. Bayl