

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:

313 Addison Dr.
Calera AL 35040

**STATE OF ALABAMA)
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of Two Hundred Eighty-Nine Thousand and 00/100 (\$289,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **RYAN W. DEAN and BREANA J. DEAN**, a married couple, in hand paid by the GRANTEE(S), **JASMINE S. NGUYEN and COLEMAN BRYANT LAWRENCE**, 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 50, according to the Final Plat of Camden Cove West Sector 3, Phase 3, as recorded in Map Book 39, Page 131, in the Probate Office of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20171011000370350

Subject to the following:

1. Easements, building lines and restrictions as shown on recorded Map.
2. Right-of-way granted to Alabama Power Company recorded in Deed Volume 282, Page 306.
3. Right-of-way granted to Shelby County recorded in Deed Volume 254, Page 131.

4. Declaration of Protective Covenants as recorded in Instrument No. 20040908000499580 amended in Instrument No. 20050708000342360 further amended in Instrument No. 20080402000132960.
5. Declaration of Protective Covenants as recorded in Instrument No. 20041006000552490 amended in Instrument No. 20050708000342350 further amended in Instrument No. 20050402000132950 further amended in Instrument No. 20080402000132970.
6. Easement granted to Alabama Power Company recorded in Instrument No. 2008022500075040.
7. Grant of land easement with restrictive covenants recorded in Instrument No. 20061212000602760.

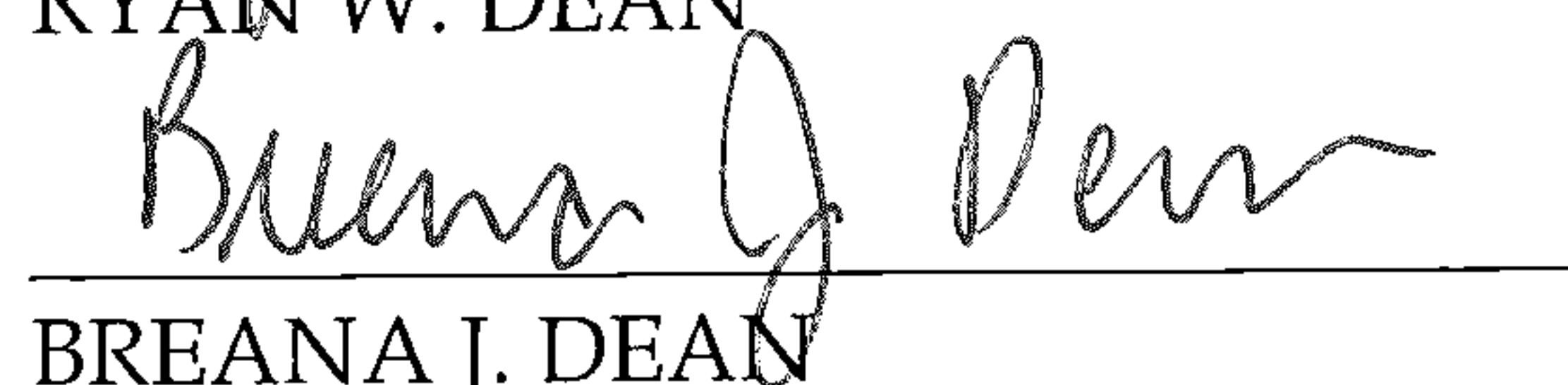
NOTE: \$260,100.00 of the purchase price was obtained by a Purchase Money Mortgage.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executors, 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 7th day of March, 2024.

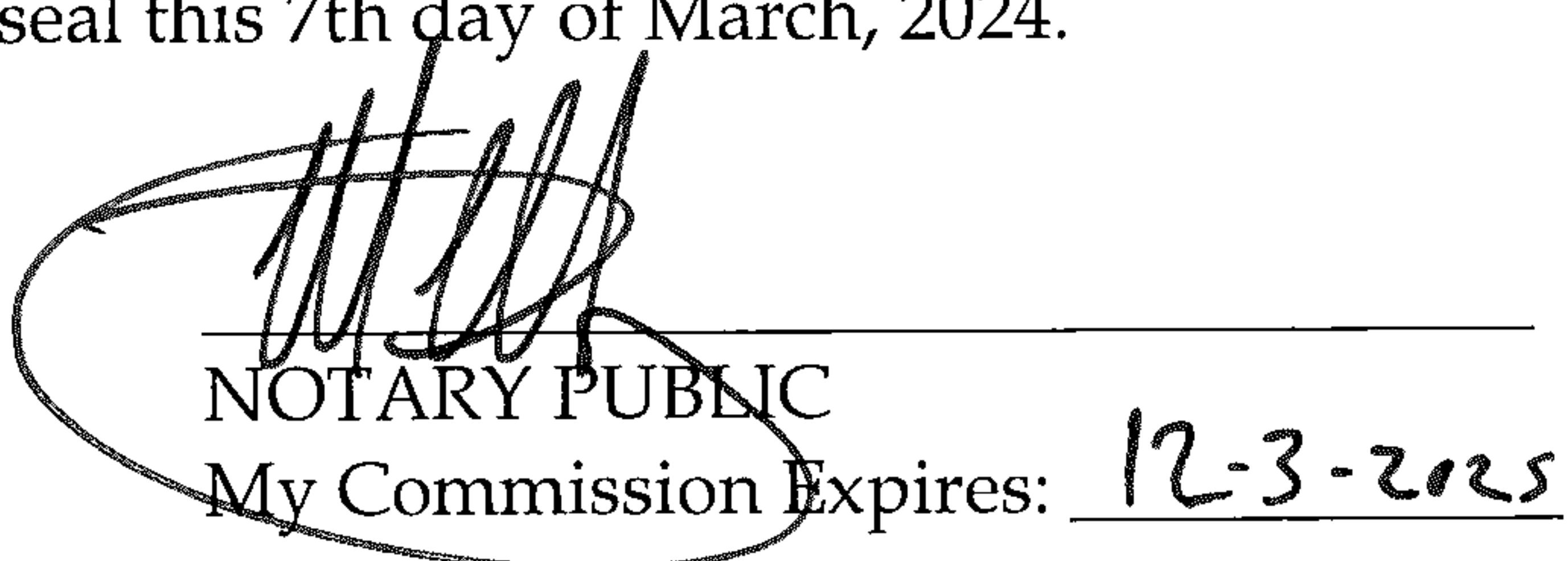

RYAN W. DEAN


BREANA J. DEAN

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **RYAN W. DEAN** and **BREANA J. DEAN** 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 7th day of March, 2024.



Address of Grantee:

313 Addison Drive
Calera, AL 35040

Address of Grantor:

568 CR 406
Thorsby, AL
35171

Property Address:

313 Addison Drive
Calera, AL 35040

Real Value: \$289,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2024 08:43:33 AM
\$57.00 PAYGE
20240308000063650

Allie S. Boyd