



20240620000185440 1/2 \$90.00  
Shelby Cnty Judge of Probate, AL  
06/20/2024 03:11:49 PM FILED/CERT

**This instrument was prepared by:**

Chris House

165 High Crest Road

Pelham, AL 35124

**Once recorded, return to:**

Chris House

165 High Crest Road

Pelham, AL 35124

This Space for Recorder's Use Only.

**Alabama General Warranty Deed  
Joint Tenants With Rights of Survivorship**

State of Alabama

County of Shelby

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of **Sixty Five Thousand US Dollars (\$65,000.00)** in hand, paid to **John Stanley Merritt, a married man**, (the "Grantor"), with an address of **20 Marigold Road, Shelby, AL 35143**, does hereby grant, bargain, and sell, and convey and confirm to: **Chris House and Ruby House, unmarried individuals**, (the "Grantees"), with an address of **56 Marigold Road, Shelby, AL 35143**, as joint tenants with rights of survivorship, its successors and assigns, the following-described real property, lying, being and situated in **Shelby County, Alabama**, to wit:

Lots 1 to 8, both inclusive, and Lots 17 to 24, both inclusive, all in Block 113, according to Ed S. Saffold's Map of the town of Shelby, dated 1890,

Tax Parcel ID Numbers: **30 4 18 3 002 080.000, 30 4 18 3 002 079.000, 30 4 18 3 002 078.000, and 30 4 18 3 002 077.001**

The property identified herein ☐ is **-OR-** ☒ is not registered as the homestead of the Grantor(s).

A mortgage ☐ is **-OR-** ☒ is not being simultaneously recorded on the property

Until amended, tax information shall be sent to:

Name: Ruby House

Address: 56 Marigold Road, Shelby, AL 35143

Property address 20 Marigold Road  
Shelby, AL 35143



Shelby County, AL 06/20/2024  
State of Alabama  
Deed Tax: \$65.00



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**SUBJECT TO:** easements, restrictions, reservations, and other agreements and matters of record, if any.

**TO HAVE AND TO HOLD** the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year **2020** and thereafter.

**IN WITNESS WHEREOF**, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

Grantor Signature: John Stanley Merritt Date: June 18, 2024  
Printed Name: John Stanley Merritt

### NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Alabama )  
County of Dallas )

On June 19, 2024 before me, Regina Williams,  
personally appeared John Stanley Merritt,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are  
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in  
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the  
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Alabama that the foregoing  
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Regina W Williams  
Printed Name Regina W Williams  
My Commission Expires 2-15-28

(Seal)