

Send Tax Notice to:

Keith Alan Farrell and Judy L. Farrell
913 Kenley Hall
Florence, SC 29501-4911

_____[Space Above This Line for Recording Data]_____

SURVIVORSHIP WARRANTY DEED

Source of Title: 20210430000214210

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Five Hundred Ninety Nine Thousand Nine Hundred and 00/100 Dollars (\$599,900.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Joey Stanton and Dionna E. Stanton, a married couple**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 816 Fish Camp Road, Chelsea, AL 35043 does hereby grant, bargain, sell and convey unto **Keith Alan Farrell and Judy L. Farrell**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 913 Kenley Hall, Florence, SC 29501-4911 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 of 226 Liberty Lane, Chelsea, AL 35043, to wit:

Lot 6, according to the Final Plat of the Residential Subdivision, Liberty Cove, as recorded in Map Book 34, Page 49, in the Probate Office of Shelby County, Alabama.

Subject to the following: ad valorem taxes for the current year, and subsequent years; any and all restrictions, reservations, conditions, and easements of record; any and all minerals or mineral rights leased, granted, or retained by prior owners.

\$509,915.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said Grantee, 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 Grantee, 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 Grantee, 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 6th day of August, 2024.

Joey Stanton
Dionna E. Stanton

STATE OF Alabama

COUNTY OF Tetchen

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Joey Stanton and Dionna E. Stanton**, 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 6th day of August, 2024.

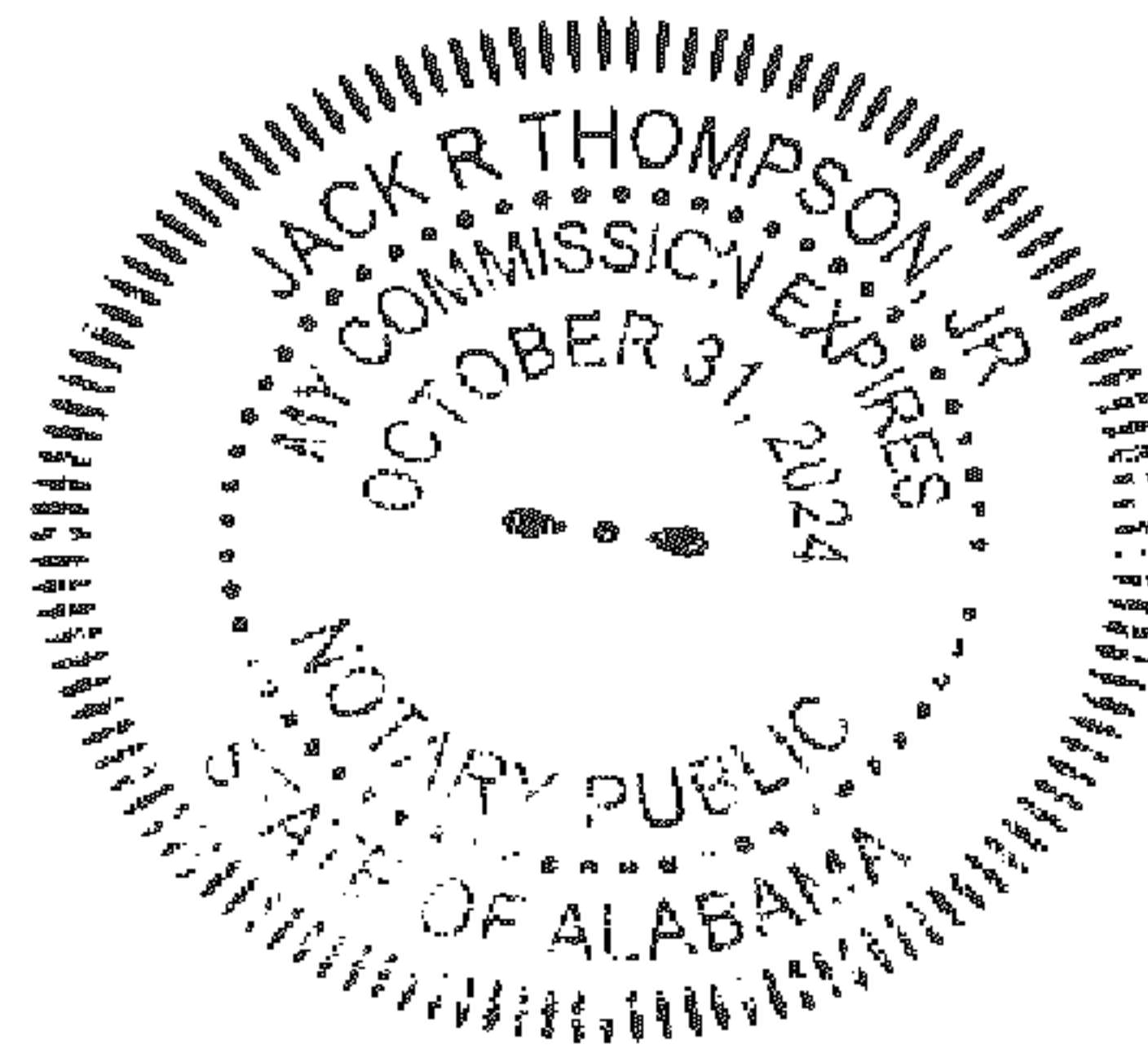
Thompson Jr.
 Notary Public

[SEAL]

My Commission Expires: 10/31/2024

This instrument was prepared by:
 The Law Offices of Nathan R. Cordle, LLC
 Nathan R. Cordle, Esq.
 1801 Oxmoor Road, Suite 100
 Homewood, AL 35209
 (205) 454-9121

File No.: ATB4230



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/07/2024 11:29:53 AM
 \$115.00 PAYGE
 20240807000245110

Allen S. Bayl