

**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:**

**1092 Stoneykirk Road  
Pelham, AL 35124**

**STATE OF ALABAMA )**

**KNOW ALL MEN BY THESE PRESENTS:**

**SHELBY COUNTY )**

**WHEREAS**, in consideration of the sum of Four Hundred Thirty-One Thousand Five Hundred and 00/100 (\$431,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **MEIHUA LIN and MING YANG LIN**, a married couple, in hand paid by the GRANTEE(S), **JAMES L. GILCHRIST III and ELON JACQUELINE GILCHRIST**, 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 457, ACCORDING TO THE FINAL PLAT OF STONEYKIRK AT BALLATRAE, PHASE II, AS RECORDED IN MAP BOOK 32, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

**Prior Deed Reference: Instrument No. 2014010000320390.**

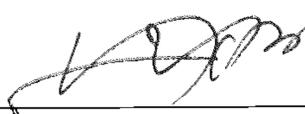
**Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record including those shown in Map Book 32 Page 105 in the Probate Office of Shelby County, Alabama.**

**NOTE: \$345,200.00 of the purchase price was obtained by a Purchase Money Mortgage.**

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.

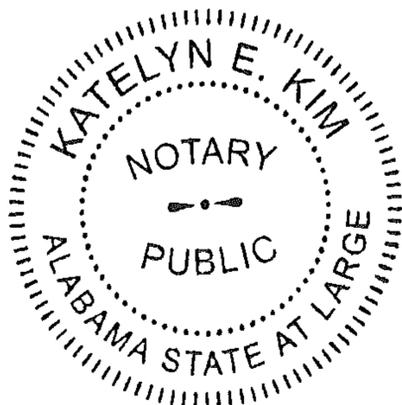
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 13th day of November, 2024.

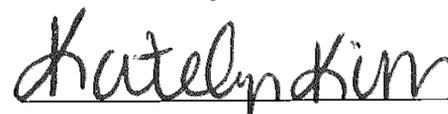
  
\_\_\_\_\_  
MEIHUA LIN  
  
\_\_\_\_\_  
MING YANG LIN

STATE OF ALABAMA )  
 )  
COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **MEIHUA LIN and MING YANG LIN** 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 13th day of November, 2024.



  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires: 12/03/2025

**Address of Grantee:**  
1092 Stoneykirk Road  
Pelham, AL 35124

**Address of Grantor:**  
357 Kinross Road  
Pelham, AL 35124

**Property Address:**  
1092 Stoneykirk Road  
Pelham, AL 35124

**Real Value: \$431,500.00**



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**11/14/2024 02:07:12 PM**  
**\$114.50 JOANN**  
**20241114000353940**

*Allie S. Bayl*