

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:

433 17th St
Calera, AL 35040

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Two Hundred Fourteen Thousand Nine Hundred and 00/100 (\$214,900.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Angela Velarde**, a single person, in hand paid by the GRANTEE(S), **Teddy L. Kelley and MaryKellie Kelley**, 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:

Lots 11 and 12, in Block 77, according to the J. H. Dunstan's Map of the Town of Calera as recorded in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Deed Ref: Inst. 2000 39941.

NOTE: \$204,155.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Subject to Restrictions, covenants and conditions of J. H. Dunstan's Map of the Town of Calera.

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.

Angela Velarde
Angela Velarde

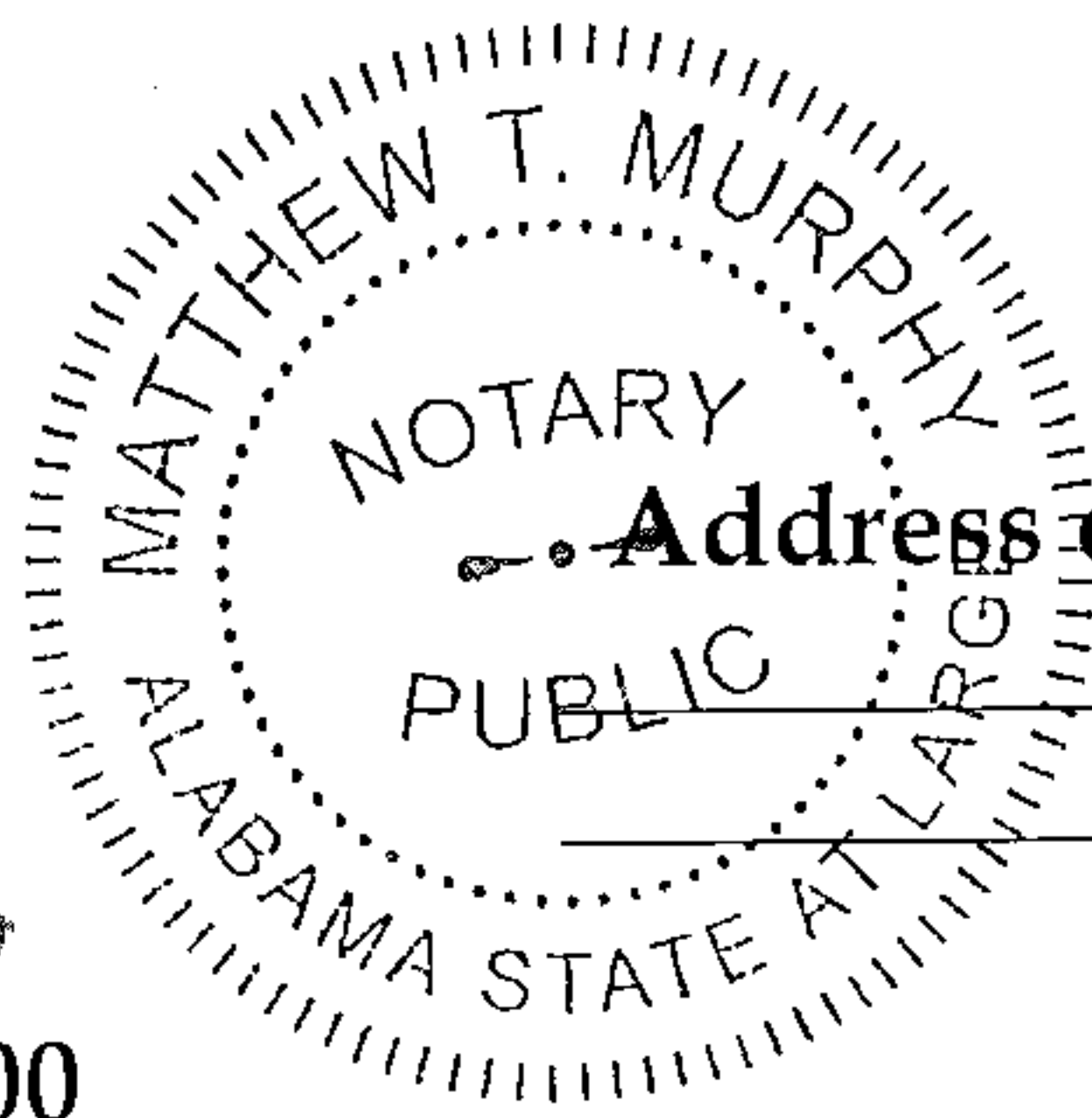
STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Angela Velarde** 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.

Matthew T. Murphy
NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:
433 17th St
Calera AL
35040



Address of Grantor:
70 Hwy 312
Maplesville
AL

Property Address:
433 17th Street
Calera, AL 35040

Real Value: \$214,900.00

36750



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/15/2024 08:20:18 AM
\$36.00 JOANN
20241115000354260

Ann S. Byrd