
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
3535 Grandview Pkwy Ste 240
Birmingham, AL 35243

SEND TAX NOTICE TO:
Micheal Chance Lord and Mary Lea Lord
313 Chadwick Place
Helena, AL 35080

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Eighty Thousand And No/100 (\$280,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Jacqueline L Ammons, a single person, and Julia E Ammons, a single person**, (herein referred to as Grantors), whose mailing address is 413 Chadwick Circle, Helena, AL 35080 do hereby grant, bargain, sell and convey unto **Micheal Chance Lord and Mary Lea Lord** (herein referred to as Grantees), whose mailing address is 313 Chadwick Place, Helena, AL 35080 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, the address of which is 313 Chadwick Place, Helena, AL 35080 to-wit:

Lot 57, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, Page 127, in the Probate Office of Shelby County, Alabama

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$274,928.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

*Grantors are the surviving Grantees of that certain Deed dated 10/07/2004 and recorded on 10/13/2004 as Instrument Number 20041013000564800 in the Office of the Judge of Probate, Shelby County. The remaining Grantee, John F. Ammons having departed this life on or about March 9, 2013.

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TO HAVE AND TO HOLD unto the said Grantees for and during his, her, or their joint lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of his, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, his, her, or their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Grantees, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signature(s) and seal(s), this the 21st day of July, 2025.

Jacqueline L. Ammons
Jacqueline L Ammons

Julia E. Ammons
Julia E Ammons

STATE OF ALABAMA

COUNTY OF JEFFERSON

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Jacqueline L Ammons and Julia E Ammons**, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 21st day of July, 2025.

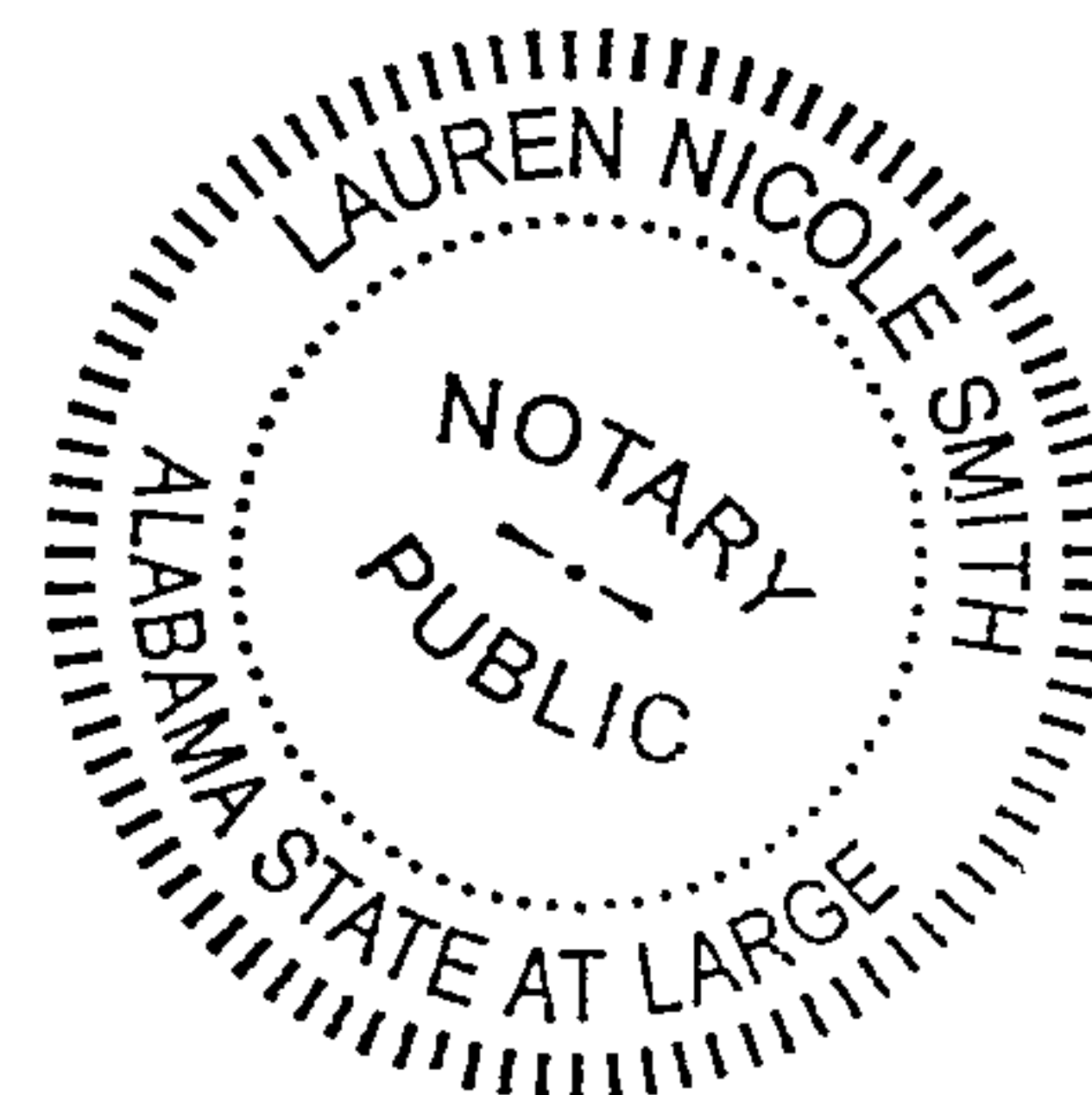
Lauren Nicole Smith
Notary Public

MY COMMISSION EXPIRES:
02/09/2028

My commission expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/22/2025 08:11:40 AM
\$30.50 BRITTANI
20250722000221040



Allen S. Byrd