

THIS INSTRUMENT PREPARED BY:  
Ross Bridge Legal, LLC  
Morgan B. Means  
2301 Grand Avenue, Suite 101  
Hoover, AL 35226

SEND TAX NOTICE TO:  
Tyler Mark Richards and Rebecca Richards  
2316 Chandawood Dr.  
Pelham, AL 35124

**GENERAL WARRANTY DEED  
JOINT RIGHTS OF SURVIVORSHIP**

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **THREE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED AND 00/100 DOLLARS (\$374,900.00)**, the amount of which can be verified on the Closing Statement, and other good and valuable consideration in hand paid to **Monte M. Barth and Deborah Barth, husband and wife** (hereinafter referred to as "Grantors"), whose address is 905 Greentree Drive, West Blocton, AL 35184, the receipt and sufficiency of which is hereby acknowledged, by **Tyler Mark Richards and Rebecca Richards** (hereinafter referred to as "Grantees"), whose address is 2401 Walker Chapel Rd., Fulondale, AL 35068, hereby grant, bargain, sell and convey unto Grantees, as joint tenants with right of survivorship, in fee simple absolute together with every contingent remainder and right of reversion, and subject to all the provisions contained in this warranty deed, the following described real property situated in Shelby County, Alabama, to-wit:

**Parcel I:**

**Lot 256, according to the Survey of Chandalar South, Sixth Sector Addition, as recorded in Map Book 7, Page 50, in the Office of the Judge of Probate of Shelby County, Alabama.**

**Parcel II:**

**A parcel of land located in the NW ¼ of the NE ¼ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:**

**Commence at the NW corner of said ¼ -¼ section; thence run East along the North line of said ¼ -¼ section a distance of 617.60 feet to the Southeasterly right of way of Dalton Drive and the point of beginning; said Dalton Drive being shown on a map of Chandalar South, Sixth Sector Addition, as recorded in map Book 7, Page 50, in the Probate Office of Shelby County, Alabama; thence turn right 130° 26' 50" along said right of way a distance of 397.52 feet; thence turn left 114° 14' 00" a distance of 153.53 feet; thence turn right 06° 14' 00" a distance of 124.77 feet; thence turn right 27° 15' 00" a distance of 124.77 feet; thence turn right 27° 15' 00" a distance of 240.26 feet; thence turn right 04° 44' 10" a distance of 291.59 feet to the Northwesterly right of way of Chandawood Drive; thence turn left 76° 26' 30" a distance of 174.87 feet; thence turn right 05° 35' 24" a distance of 326.54 feet; thence turn right 48° 06' 09" a distance of 300.57 feet; thence turn right 27° 44' 57" a distance of 42.00 feet to the North line of said ¼ -¼ section; thence turn left 130° 00' 00" along said ¼ -¼ line a distance of 177.95 feet to the point of beginning.**

**Less and except Lots A & B, Chandalar South, 7th Sector, as recorded in Map Book 8, Page 180, in the Probate Office of Shelby County, Alabama.**

Property Address: **2316 Chandawood Dr., Pelham, AL 35124**

LESS AND EXCEPT such oil, gas, and other mineral interests, and all rights and privileges in connection therewith, as may have been reserved or conveyed by prior owners, if any.

THIS CONVEYANCE AND THE WARRANTIES CONTAINED IN THIS WARRANTY DEED ARE MADE SUBJECT TO THE FOLLOWING:

Any and all covenants, restrictions, regulations, conditions, easements, rights-of-way, liens, set back lines, and other rights of whatever nature, recorded and/or unrecorded.

TOGETHER WITH ALL AND SINGULAR the rights, members, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining.

\$338,217.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD unto said Grantees, during their concurrent lives, and upon the death of either of them, then to the survivor of them, and to the successors and assigns of said survivor, in fee simple, forever, together with every contingent remainder and right of reversion.

AND except as to the above, and taxes hereafter falling due, which are assumed by said Grantees, for the Grantors, and for the heirs and assigns of the Grantors, hereby covenant and warrant to and with said Grantees, Grantees' heirs and assigns, that the Grantors are seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same, and that the Grantors are in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantors hereby warrant and will forever defend the title to said real property, unto said Grantees, and Grantees' heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors set their hand and seal on this, the 20th day of February, 2026.

*Monte M. Barth*  
Monte M. Barth

*Deborah Barth*  
Deborah Barth



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County Clerk  
Shelby County, AL  
02/23/2026 08:28:57 AM  
\$26.00 KELSEY  
20260223000049010

*Allie S. Boyd*

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned Notary Public in and for said County and State, hereby certify that Monte M. Barth and Deborah Barth, whose names are signed to the foregoing conveyance, and who 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 20th day of February, 2026.

*Kenneth B. St. John*  
Notary Public  
My Commission Expires: *10/13/2026*

