

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File No. 2017-10-5471
Documentary Evidence:
1/2 Value per Sales Contract

Send Tax Notice To:
Jerry Wayne Cook and
Kelly Johnson
23470 Highway 145
Columbiana, AL 35051
(Grantors' and Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Forty Thousand and 00/100 Dollars (\$40,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Jerry Wayne Cook and spouse Kelly Johnson**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Jerry Wayne Cook and spouse, Kelly Johnson**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:


Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 3, Township 22 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 43 minutes 28 seconds East along the South line of said 1/4-1/4 section, a distance of 489.00 feet to the easterly right of way of Alabama Hwy. 145 and the Point of Beginning; thence continue along the last described a distance of 315.00 feet; thence North 1 degree 15 minutes 39 seconds West a distance of 194.46 feet; thence North 81 degrees 10 minutes 54 seconds West a distance of 249.60 feet to the easterly right of way of Alabama Hwy. 145; thence South 15 degrees 18 minutes 0 seconds West along said right of way a distance of 242.79 feet to the Point of Beginning. Being situated in Shelby County, Alabama.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

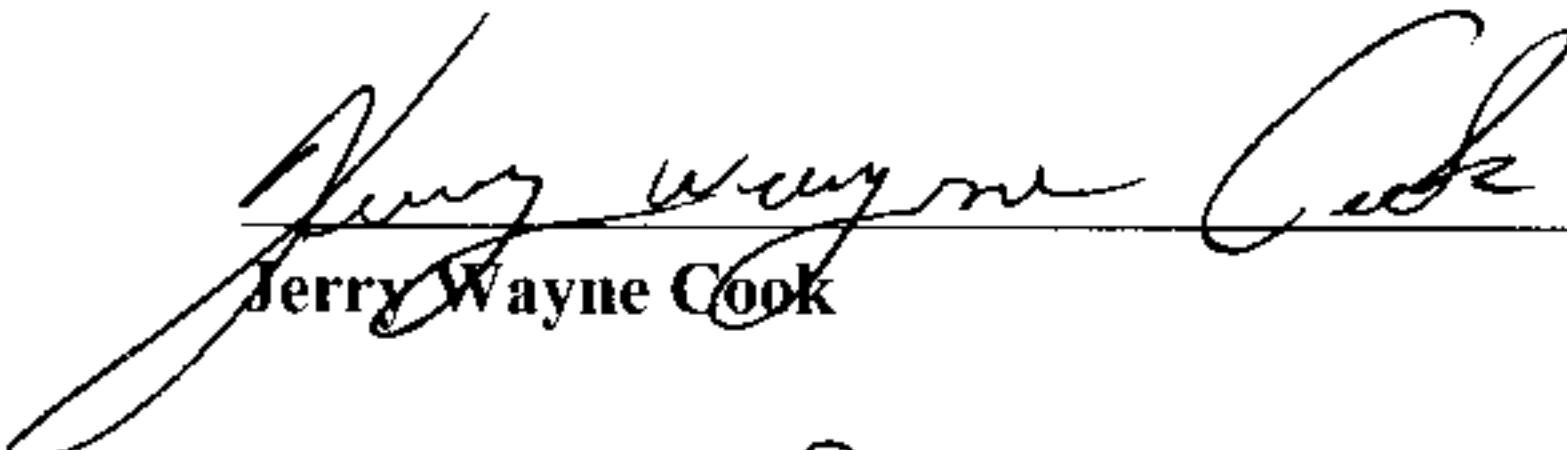
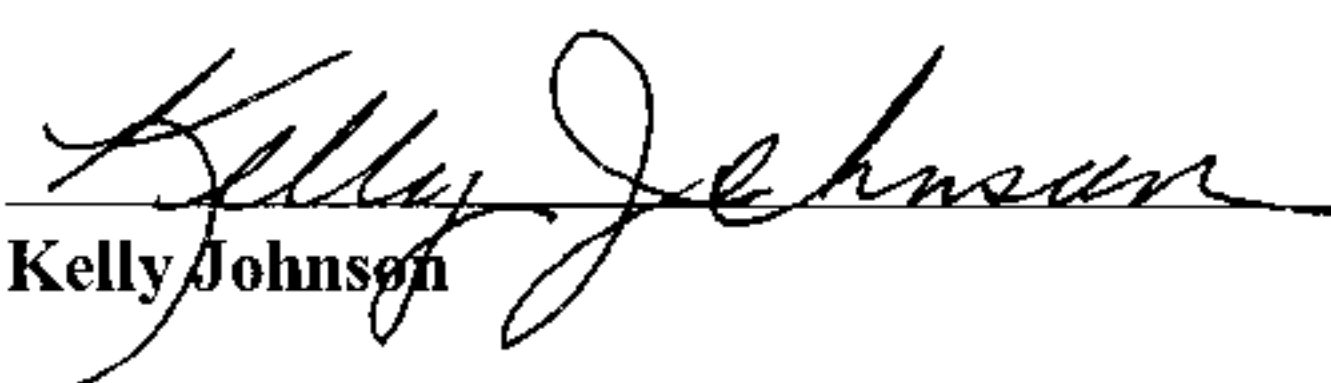
TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs, successors, and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 13th day of November, 2017.


20171114000411250 1/1 \$55.00
Shelby Cnty Judge of Probate, AL
11/14/2017 08:57:57 AM FILED/CERT

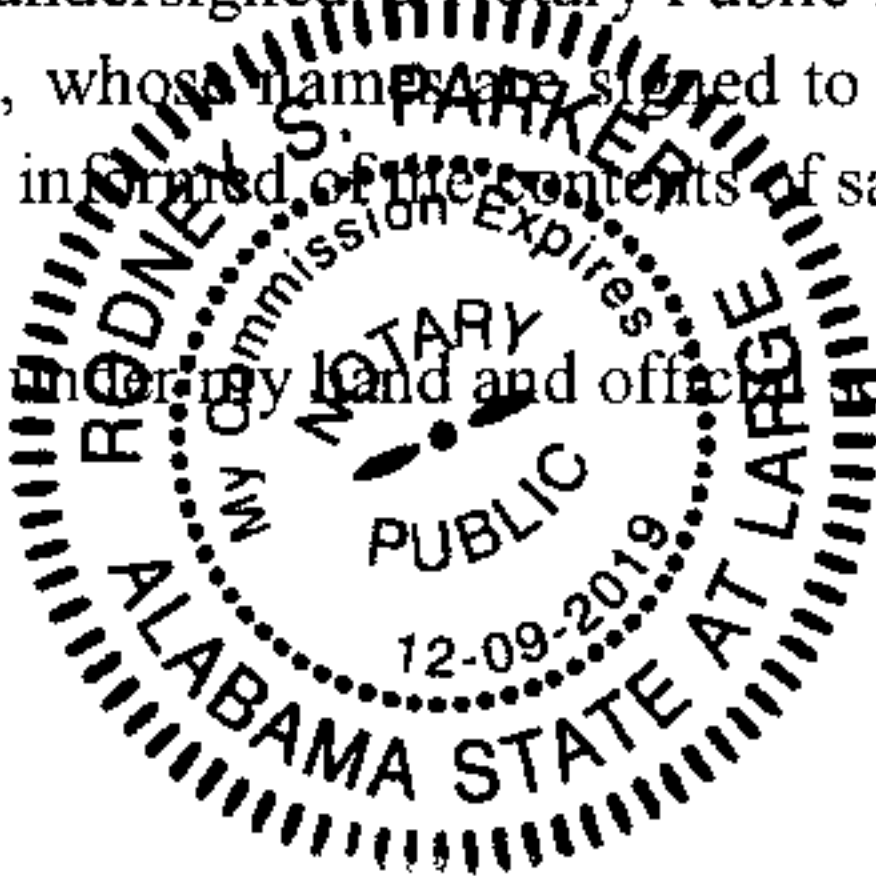
Shelby County, AL 11/14/2017
State of Alabama
Deed Tax:\$40.00

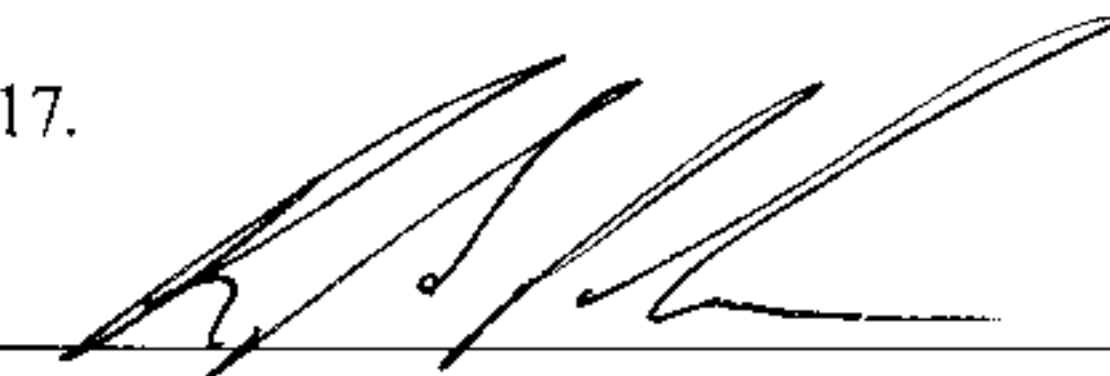
 (Seal)
Jerry Wayne Cook
 (Seal)
Kelly Johnson

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jerry Wayne Cook and spouse Kelly Johnson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 13th day of November, 2017.




Notary Public Rodney S. Parker
My Commission Expires: 12/09/2019