

20191105000409120

11/05/2019 10:36:48 AM

Prepared by:

Marcus Hunt

2870 Old Rocky Ridge Rd., Suite 160

Birmingham, AL 35243

DEEDS 1/3

Send Tax Notice To:

Mike J. Inmon

Sherri J. Inmon

1444 Indian Crest Dr.

Indian Springs, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Mark W. Bond, a married man and Thomas L. Harkins, a married man, whose mailing address is:

1052 CREWSTONE COVE DRIVE B/HG AL

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

35242

Mike J. Inmon and Sherri J. Inmon, whose mailing address is:

1444 Indian Crest Dr., Indian Springs, AL 35124

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1444 Indian Crest Dr., Indian Springs, AL 35124 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Subject to: All easements, restrictions and rights of way of record.

\$272,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

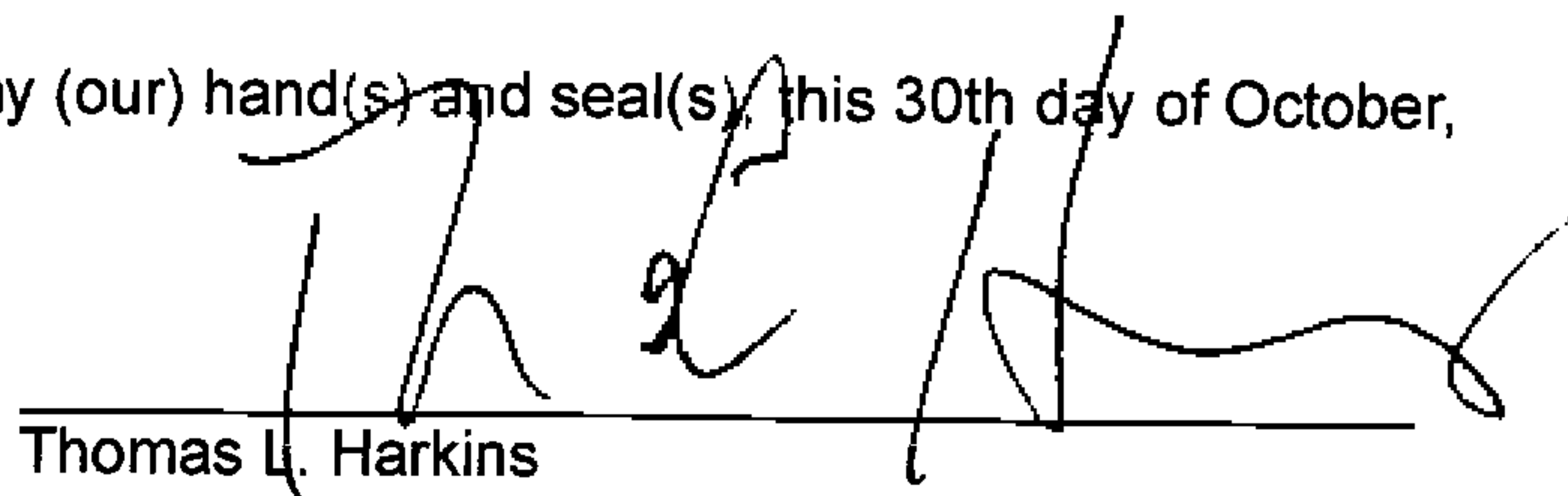
The property described herein is not the homestead of the grantors herein, nor their spouses, as referenced in Code Section 6-10-2.

TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event 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 and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 30th day of October, 2019.

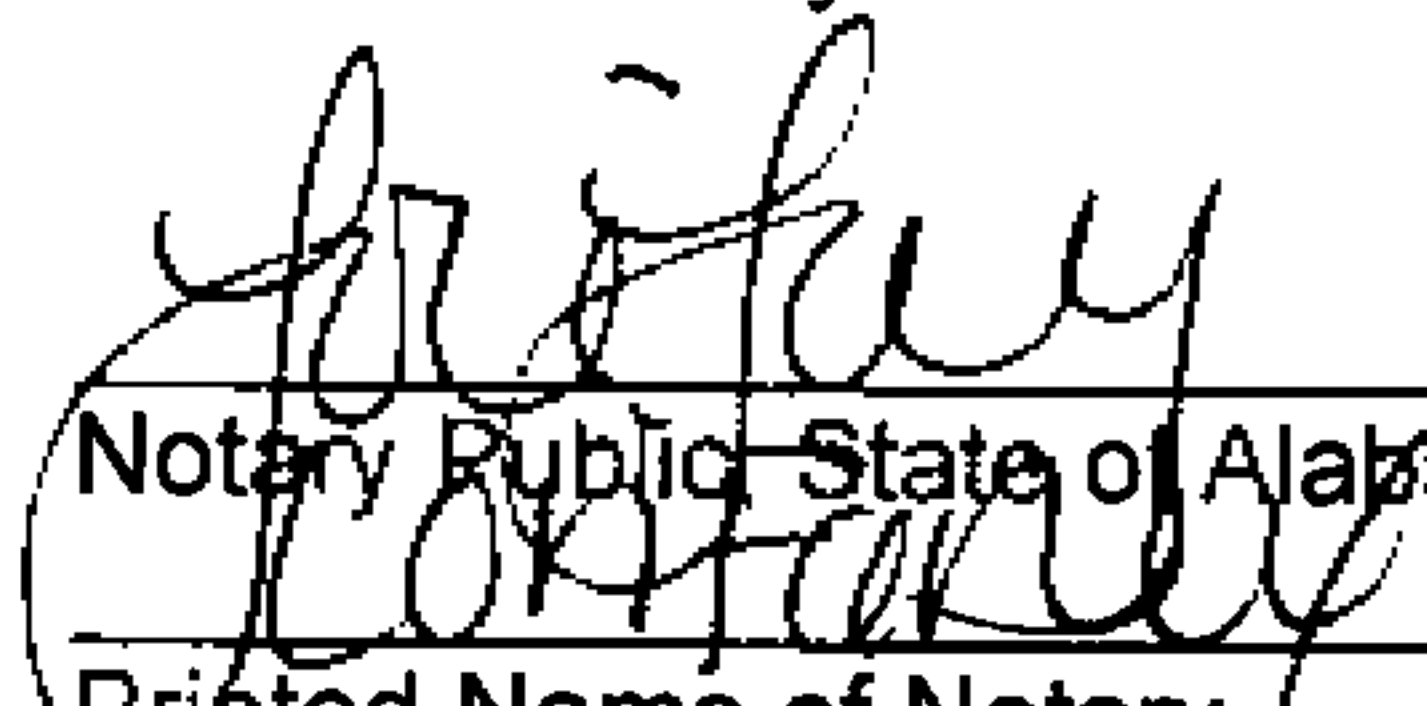

Mark W. Bond


Thomas L. Harkins

State of Alabama
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mark W. Bond, a married man and Thomas L. Harkins, a married man, 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/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of October, 2019.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 12/29/2021

LORI FARLEY
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
December 29, 2021

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I: 20191105000409120 11/05/2019 10:36:48 AM DEEDS 3/3

Part of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 West, more particularly described as follows: Begin at the SE corner of said SW 1/4 and run North along the East boundary line of said 1/4-1/4 section 87.50 feet to a point; thence turn left 87 degrees 09 minutes and run in a westerly direction 249.56 feet to a point; thence turn left 92 degrees 51 minutes and run in a southerly direction 87.50 feet to an iron pin located on the South line of said section 21; thence turn left 87 degrees 09 minutes and run in an easterly direction 249.56 feet to the point of beginning.

PARCEL II:

Part of the SW 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 2 West, more particularly described as follows: From the SE corner of said SW 1/4 run North along the East boundary line of said 1/4-1/4 section of 87.50 feet to the point of beginning. From the point of beginning run North along the East boundary line of said 1/4-1/4 section 87.50 feet to an iron pin; thence turn left 87 degrees 09 minutes and run in a westerly direction 249.56 feet to an iron pin thence turn left 92 degrees 51 minutes and run in a southerly direction 87.50 feet to a point; thence turn left 87 degrees 09 minutes and run 249.56 feet to the point of beginning.

PARCEL III:

A parcel of land situated in the Southeast quarter of the Southwest quarter of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Begin at the southwest corner of said quarter-quarter section ; thence run North 24 degrees 03 minutes 45 seconds East for a distance of 174.24 feet to a point on the southwest right of way of Indian Crest Trail of Indian Crest Estates 2nd Sector as recorded in Map Book 5 on Page 42 in the Office of the Judge of Probate, Shelby County, Alabama, said point being on a curve to the right having a central angle of 12 degrees 48 minutes 21 seconds and a radius of 130.00 feet and a chord bearing of North 57 degrees 16 minutes 12 seconds West; thence run in a northwesterly direction along the arc of said curve and also along said southwest right of way of Indian Crest Trail for a distance of 29.06 feet to a point; thence run South 90 degrees 00 minutes 00 seconds West for a distance of 55.50 feet to the East line of said quarter-quarter section for a distance of 175.00 feet to the point of beginning. Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2019 10:36:48 AM
\$96.00 CHERRY
20191105000409120

Allen S. Bayl