

Prepared by:  
Cassy L. Dailey  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Jacob Garrett Walker  
Trinity K. Turner  
111 Seale Drive  
Columbiana, AL 35051

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Thirty Nine Thousand Five Hundred Dollars and No Cents (\$139,500.00) 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

**Estate of Fred White, deceased, Shelby County Probate Case No: PR-2021-000547, whose mailing address is:**

1757 King James Drive, Alabaster, AL 35007

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

**Jacob Garrett Walker and Trinity K. Turner, whose mailing address is:**

111 Seale Drive, Columbiana, AL 35051

(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: 111 Seale Drive, Columbiana, AL 35051 to-wit:

A parcel of land in the SE 1/4 of the SE 1/4 of Section 14, Township 21 South, Range 1 West, Shelby County, Alabama, as described as follows:

Commence at the SE corner of Section 14, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the South boundary of said Section for 341.00 feet; thence turn an angle of 86 deg. 30 min. right and run 261.49 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction 200.00 feet to a point; thence turn an angle of 86 deg. 33 min. left and run 316.00 feet to a point; thence turn an angle of 93 deg. 27 min. left and run 200.00 feet to a point; thence turn an angle of 86 deg. 33 min. left and run 316.00 feet to the point of beginning. Said parcel is lying in the S 1/2 of the SE 1/4 of SE 1/4, Section 14, Township 21 South, Range 1 West, Shelby County, Alabama.

### **SUBJECT TO THE FOLLOWING EASEMENT:**

Commence at the Southeast corner of Section 14, Township 21 South, Range 1 West; thence run West along the South line of Section 14 for 341.00 feet; thence turn an angle to the right of 86 degrees 30 minutes and run North for 261.49 feet; thence turn an angle to the left of 86 degrees 33 minutes and run West for 308.50 feet to the point of beginning of the centerline of a 15 foot Easement for ingress, egress and utilities; from the point of beginning thus obtained turn an angle to the right of 88 degrees 50 minutes 16 seconds and run North for 125.70 feet; thence turn an angle to the right of 09 degrees 15 minutes 10 seconds and run Northeast for 74.71 feet to the end of said Easement.

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

and \$4,883.00

\$136,972.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 31 day of January, 2022.

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 warrant 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 the 26 day of January, 2022.

ESTATE OF FRED WHITE, DECEASED

  
\_\_\_\_\_  
Fredrick Joseph White  
Co-Executor

State of Alabama

County of Shelby

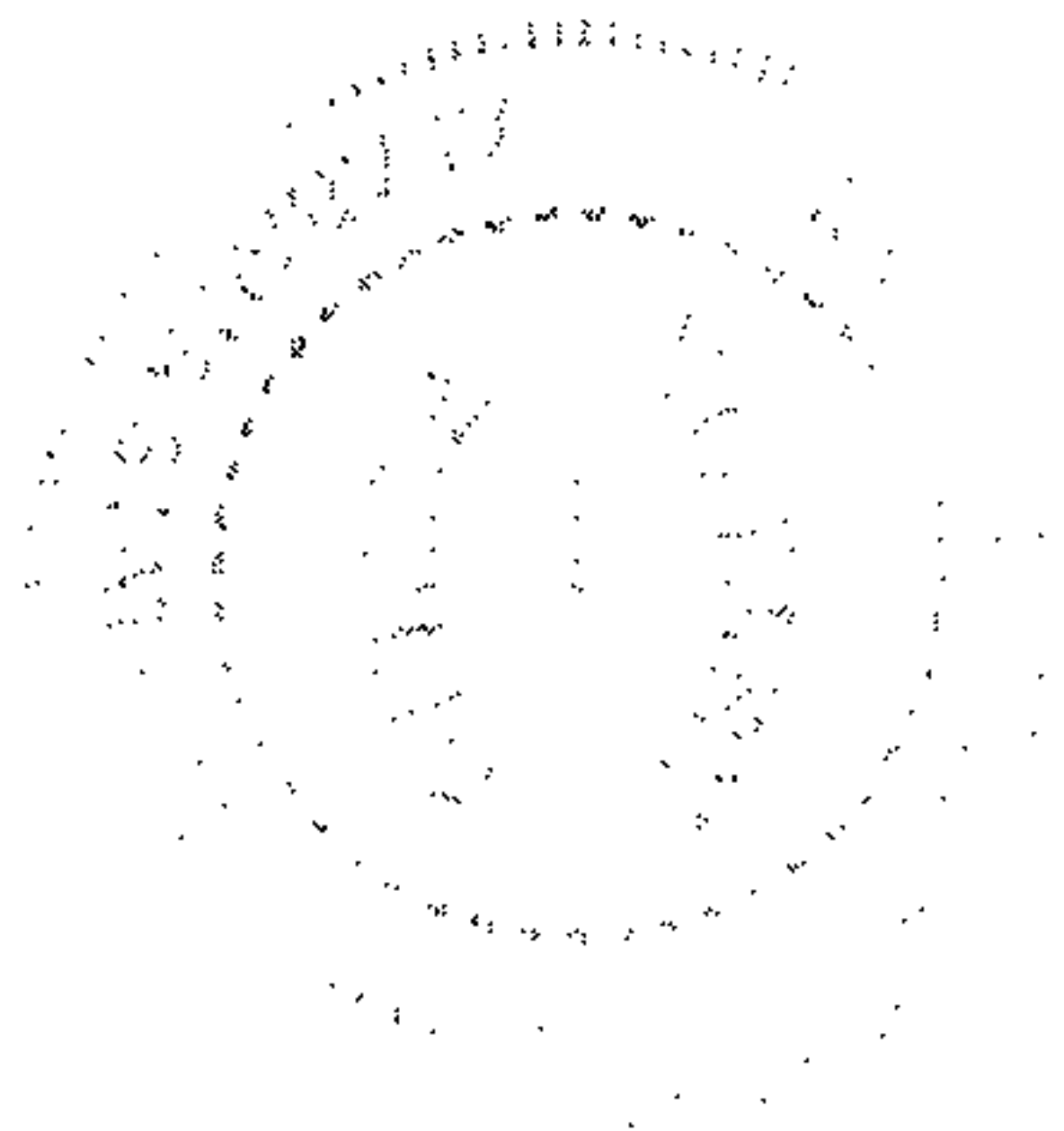
I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that Frederick Joseph White, Co-Executor of the Estate of Fred White, deceased, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance he/she/they has/have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26 day of January, 2022.

  
\_\_\_\_\_  
Notary Public, State of Alabama

MORGAN SANDLIN  
\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: 1/10/2026



ESTATE OF FRED WHITE, DECEASED

April White  
April White  
Co-Executor

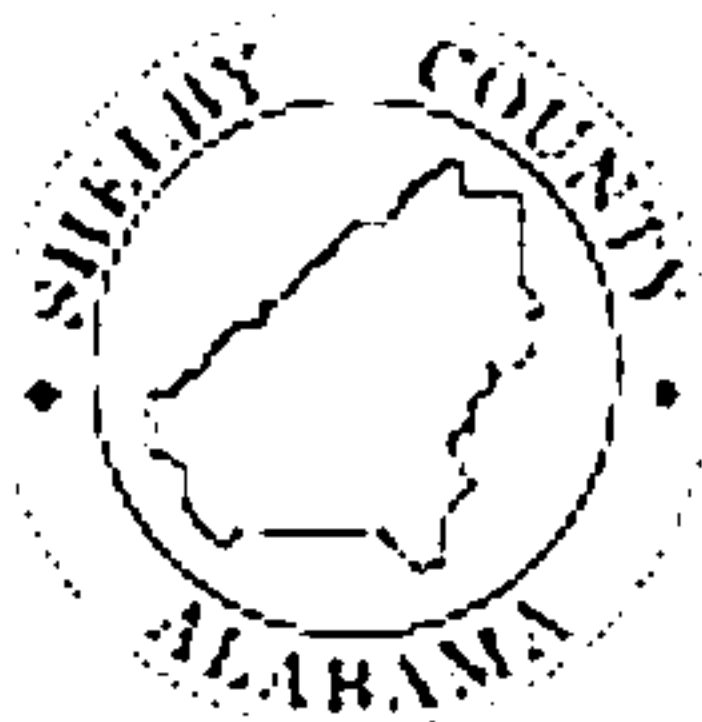
State of ~~Alabama~~ Florida  
County of Pinellas

I, the undersigned, a Notary Public in and for said county, in said state, hereby certify that April White, Co-Executor of the Estate of Fred White, deceased, whose name 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 has/have executed the same voluntarily on the day the same bears date. Given under my hand and official seal this the 26th day of January 2022.

Nichole McGuff  
Notary Public, State of Florida  
Printed Name of Notary  
My Commission Expires: 9/13/2024



NICHOLE MCGUFF  
Commission # MH 026720  
Expires September 13, 2024  
Bonded Thru Budget Notary Services



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/03/2022 01:35:46 PM  
\$33.00 JOANN  
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Allie S. Bayl