

This Instrument was Prepared by:
Cassy L. Dailey
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

File No.: 44444-22-0394

Send Tax Notice To: Shannon Duane King
Cynthia Smith King
~~281X McDOW ROAD~~
~~COLUMBIANA AL 35051~~
P.O. Box 979
Wilsonville, AL 35186

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Humane Society of Shelby County, Inc., an Alabama Corporation,** whose mailing address is 381 McDow Road, Columbiana, AL 35051 (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Shannon Duane King and Cynthia Smith King,** whose mailing address is P.O. Box 979, Wilsonville, AL 35186 (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 00 Cove Road, Wilsonville, AL 35186;** to wit:

SEE EXHIBIT "A" ATTACHED HERETO


\$136,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Authorized Agent, who is/are authorized to execute this conveyance, has hereto set her signature and seal, this the 11th day of July, 2022.

HUMANE SOCIETY OF SHELBY COUNTY, INC.


Sandra Ivey
Authorized Agent

State of Alabama

County of Shelby

I, Cassy L. Dailey, a Notary Public in and for said County in said State, hereby certify that Sandra Ivey, whose name(s) as Authorized Agent of Humane Society of Shelby County, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance she as such Authorized Agent and with full authority executed the same voluntarily for and as the act of said Corporation on the day the same bears date.

Given under my hand and official seal this the 11th day of July, 2022.



Notary Public, State of Alabama
Cassy L. Dailey
My Commission Expires: May 02, 2026



EXHIBIT "A"
LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN NE 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 1 EAST AND THE NW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF ABOVE SAID SECTION 18; THENCE N89°24'00"E FOR A DISTANCE OF 660.38'; THENCE S00°00'57"W FOR A DISTANCE OF 187.65' TO THE POINT OF BEGINNING; THENCE CONTINUE S00°00'57"W FOR A DISTANCE OF 1754.69' TO THE NORTHERLY R.O.W. LINE OF MOUNTAIN VIEW DRIVE; THENCE N89°41'30"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 59.49'; THENCE N00°01'50"E AND LEAVING SAID R.O.W. LINE FOR A DISTANCE OF 272.44'; THENCE N89°58'08"W FOR A DISTANCE OF 302.12'; THENCE S55°57'51"W FOR A DISTANCE OF 200.77'; THENCE S56°01'08"W FOR A DISTANCE OF 106.93'; THENCE N33°57'04"W FOR A DISTANCE OF 90.75'; THENCE N58°05'21"E FOR A DISTANCE OF 307.81'; THENCE N33°59'22"W FOR A DISTANCE OF 79.94'; THENCE S60°10'11"W FOR A DISTANCE OF 301.79'; THENCE N29°47'45"W FOR A DISTANCE OF 259.31'; THENCE N15°58'48"W FOR A DISTANCE OF 3.40'; THENCE N05°24'14"W FOR A DISTANCE OF 485.57'; THENCE N15°38'26"W FOR A DISTANCE OF 529.44'; THENCE N86°29'36"E FOR A DISTANCE OF 972.93'; THENCE N00°07'42"E FOR A DISTANCE OF 243.60' TO THE SOUTHERLY R.O.W. LINE OF HEBB ROAD AND A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 209.62, AND SUBTENDED BY A CHORD BEARING S65°09'57"E, AND A CHORD DISTANCE OF 34.85'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 84.89'; THENCE S70°01'55"E AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 28.95' TO THE POINT OF BEGINNING.

A PARCEL OF LAND SITUATED IN NW 1/4 OF SECTION 18, TOWNSHIP 21 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF ABOVE SAID SECTION 18; THENCE N89°24'00"E FOR A DISTANCE OF 549.49' TO THE POINT OF BEGINNING; THENCE CONTINUE N89°24'00"E FOR A DISTANCE OF 110.89'; THENCE S00°00'57"W FOR A DISTANCE OF 123.82' TO THE NORTHERLY R.O.W. LINE OF HEBB ROAD, 60' R.O.W.; THENCE N70°01'55"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 11.71' TO A CURVE TO THE RIGHT, HAVING A RADIUS OF 149.62', AND SUBTENDED BY A CHORD BEARING N44°45'47"W, AND A CHORD DISTANCE OF 127.74'; THENCE ALONG THE ARC OF SAID CURVE AND SAID R.O.W. LINE FOR A DISTANCE OF 131.97'; THENCE N19°29'39"W AND ALONG SAID R.O.W. LINE FOR A DISTANCE OF 29.67' TO THE POINT OF BEGINNING.

ALSO LOTS 1, 4, 5 AND 7 OF PARKERS SUBDIVISION, SECOND ADDITION, AS RECORDED IN MAP BOOK 7, PAGE 107, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

Subject to: Easements, Restrictions, and Right-of-Way of record.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2022 02:33:29 PM
\$198.00 BRITTANI
20220713000277180

Allen S. Bayl