

THIS INSTRUMENT PREPARED BY:
MATTHEW T. MURPHY
J. CLAY MADDOX, LLC
ATTORNEYS AT LAW
409 LAY DAM ROAD
CLANTON, AL 35045
(205)755-1975

20231115000334900 1/3 \$77.50
Shelby Cnty Judge of Probate, AL
11/15/2023 11:10:48 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

538 Co. Rd. 222
Thorsby AL 35171

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

KNOW YE ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of One Hundred and 0/100 Dollars (\$100.00) and other valuable considerations to the undersigned GRANTOR, Brenda Sue Anderson, a Single person, in hand paid by the GRANTEE, Steven Quinn Anderson and Brenda Sue Anderson, the receipt whereof is acknowledged, I, the said GRANTOR, do hereby grant, bargain, sell and convey unto the said GRANTEE, for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Parcel 1:

Part of the NW 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 1 West of Huntsville Meridian more particularly described as follows: Begin at the NW corner of NW 1/4 of NW 1/4 of Section 25 and run South along the West side of said section a distance of 1034.39 feet to the South right of way of Highway 280; thence run northeast along the south right of way a distance of 439.9 feet to the point of beginning; thence run North 69 deg. 40 min. East for 100 feet; thence south 466 feet; thence South 69 deg. 40 min. West for 100 feet; thence North for 466 feet to the point of beginning.

Parcel 2:

Commence at the NW corner of Section 25, Township 19 South, Range 1 West; thence run South along the West line of said Section 25 a distance of 1033.26 feet to a point on the South right of way line of U.S. Highway #280; thence turn an angle of 108 deg. 55 min. 00 sec. to the left and run along said highway right of way a distance of 436.08 feet to the point of beginning; thence turn an angle of 108 deg. 55 min to the right and run a distance of 466.00 feet; to a point on the

Shelby County, AL 11/15/2023
State of Alabama
Deed Tax: \$49.50



20231115000334900 2/3 \$77.50
Shelby Cnty Judge of Probate, AL
11/15/2023 11:10:48 AM FILED/CERT

South right of way line of U.S. Highway #280; thence turn an angle of 71 deg. 05 min. to the right and run a distance of 12.00 feet to the point of beginning. Situated in Section 25, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama according to survey of Frank W. Wheeler, Registered Land Surveyor, dated April 7, 1975.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: The Drafter of the instrument acted as a scrivener only and no representation is made as to the chain of title or to the description contained herein.

NOTE: Ronald Gene Anderson passed from this life on or about December 13, 2002

Prior Deed Reference: Book: 296 Page: 849; Book: 1999 Page: 30112

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 THE GRANTOR, do for herself, her heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor, administrators, successors and assigns, that I am lawfully seized in fee simple of said premises, that I am free from all encumbrances, that I have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set her hand and seal, on this 25 day of October, 2023.

Brenda Sue Anderson
Brenda Sue Anderson

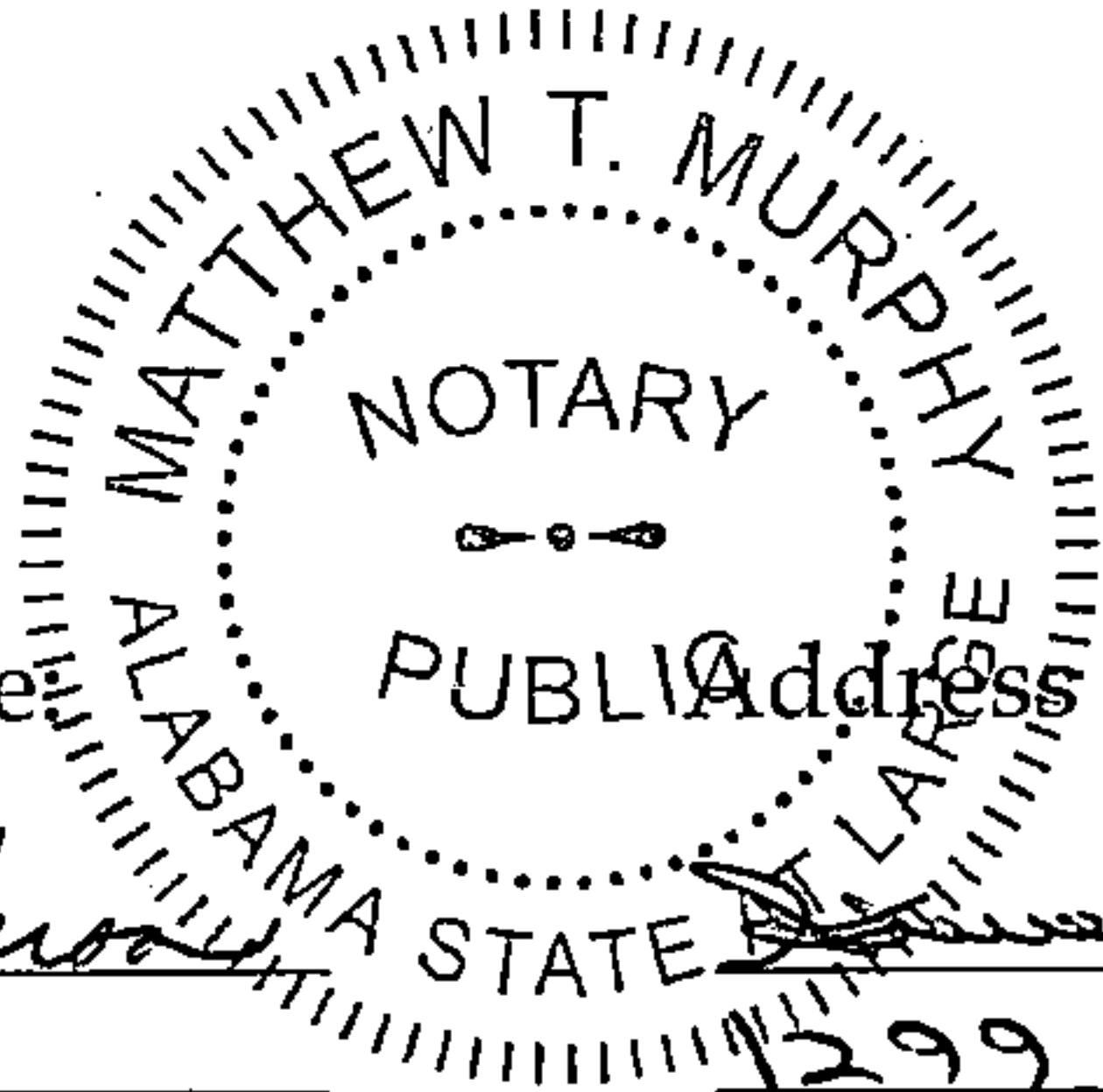
STATE OF ALABAMA)
COUNTY OF CHILTON)



20231115000334900 3/3 \$77.50
Shelby Cnty Judge of Probate, AL
11/15/2023 11:10:48 AM FILED/CERT

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify **Brenda Sue Anderson**, 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 conveyance, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of October, 2023.



[Signature]
NOTARY PUBLIC
My Commission Expires: 12-3-2025

Address of Grantee:

Address of Grantor:

Property Address:

Brenda Sue Anderson
532 Co Rd 232
Thorsby, AL 35771

[Signature]
1299 Co Rd 69
Prattville AL 36067

8365 old Hwy 280
Chelsea AL 35043

Real Value: \$ 10,000⁰⁰
AMV \$ 49,260.⁰⁰