

**THIS INSTRUMENT PREPARED BY:**

**J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045**

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**SEND TAX NOTICES TO:**

2013 Harrison Street  
Petaluma, CA 94954

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

WHEREAS, in consideration of the sum of Five Hundred Thirty Thousand and 00/100 (\$530,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), PATRICK LANTRIP, a Single person, and MIRANDA LANTRIP, a Single person, in hand paid by the GRANTEE(S), DEBBIE BARELLA and NICOLE TURNER, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), 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 I: COMMENCE AT THE NORTHWEST CORNER OF SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST IN SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 573.26 FEET; THENCE TURN 65 DEGREES 07 MINUTES RIGHT AND RUN SOUTHEASTERLY 1174.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ON THE LAST DESCRIBED COURSE A DISTANCE OF 40.0 FEET; THENCE TURN 111 DEGREES 53 MINUTES LEFT AND RUN NORTHEASTERLY 52 FEET, MORE OR LESS, TO THE CENTER OF AN UNPAVERD ROAD; THENCE TURN LEFT 62 DEGREES, MORE OR LESS, AND RUN NORTHWESTERLY ALONG THE CENTER OF SAID ROAD 30.0 FEET; THENCE TURN LEFT AND RUN SOUTHWESTERLY 53 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**PARCEL II: A PART OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, DESCRIBED AS FOLLOWS:**

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION AND RUN NORTHERLY ALONG WEST LINE THEREOF 1339.66 FEET TO THE NORTHWEST CORNER OF SAID 1/4-1/4 SECTION; THENCE TURN 89 DEGREES 28 MINUTES RIGHT AND RUN EASTERLY ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 573.36 FEET; THENCE TURN AN ANGLE OF 65 DEGREES 07 MINUTES RIGHT AND RUN SOUTHEASTERLY 1214.31 FEET; THENCE TURN AN ANGLE OF 57 DEGREES 31 MINUTES RIGHT AND RUN SOUTHWESTERLY 213.43 FEET; THENCE TURN ANGLE OF 2 DEGREES 43 MINUTES LEFT AND RUN SOUTHWESTERLY 183.43 FEET; THENCE TURN AN ANGLE OF 4 DEGREES 32 MINUTES RIGHT AND RUN AND RUN SOUTHWESTERLY 120.98 FEET; THENCE TURN ANGLE OF 3 DEGREES 50 MINUTES RIGHT AND RUN SOUTHWESTERLY 75.62 FEET; THENCE TURN AN ANGLE OF 11 DEGREES 23 MINUTES 30 SECONDS TO LEFT AND RUN SOUTHWESTERLY 99.75 FEET; THENCE TURN AN ANGLE OF 3 DEGREES 20 MINUTES LEFT AND RUN SOUTHWESTERLY 120.12 FEET THENCE TURN 111 DEGREES 31 MINUTES 30 SECONDS RIGHT AND RUN NORTHWESTERLY 359.61 FEET; THENCE TURN 72 DEGREES 25 MINUTES 45 SECONDS LEFT AND RUN SOUTHWESTERLY 199.34 FEET; THENCE TURN ANGLE OF 96 DEGREES 31 MINUTES 45 SECONDS RIGHT AND RUN NORTHWESTERLY 314.62 FEET; THENCE TURN 69 DEGREES 11 MINUTES LEFT AND RUN WESTERLY 140 FEET TO POINT OF BEGINNING.

PARCEL III: A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, OF THE HUNTSVILLE MERIDIAN IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST AND RUN EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 573.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAME COURSE 98.79 FEET; THENCE TURN RIGHT 70 DEGREES 18 MINUTES AND RUN SOUTHEASTERLY 215.80 FEET; THENCE TURN AN ANGLE LEFT OF 39 DEGREES 15 MINUTES AND RUN SOUTHEASTERLY 58.27 FEET; THENCE TURN RIGHT 36 DEGREES 06 MINUTES AND RUN SOUTHEASTERLY 394.33 FEET; THENCE RIGHT 1 DEGREE 24 MINUTES AND RUN SOUTHEASTERLY 184.60 FEET; THENCE LEFT 3 DEGREES 22 MINUTES 30 SECONDS AND RUN SOUTHEASTERLY 301.70 FEET; THENCE TURN RIGHT 69 DEGREES 02 MINUTES AND RUN SOUTHWESTERLY 82.70 FEET; THENCE AN ANGLE RIGHT OF 69 DEGREES 06 MINUTES AND RUN NORTHWESTERLY 1214.31 FEET, LESS AND EXCEPT PREVIOUS EASEMENT ALREADY DEEDED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19 TOWNSHIP 18 SOUTH, RANGE 2 EAST IN SHELBY COUNTY, ALABAMA, AND RUN THENCE EASTERLY ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 573.36 FEET; THENCE TURN 65 DEGREES 07 MINUTES RIGHT AND RUN SOUTHEASTERLY 1174.31 FEET TO THE POIT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY ON THE LAST DESCRIBED COURSE FOR A DISTANCE OF 40.0 FEET; THENCE TURN 111 DEGREES 53 MINUTES LEFT AND RUN NORTHEASTERLY 52 FEET, MORE OR LESS, TO THE CENTER OF AN UNPAVED ROAD; THENCE TURN LEFT 62 DEGREES, MORE OR LESS, AND RUN NORTHWESTERLY ALONG THE CENTER



OF SAID ROAD 30.0 FEET; THENCE TURN LEFT AND RUN SOUTHWESTERLY 53 FEET MORE OR LESS TO THE POINT OF BEGINNING, ACCORDING TO SURVEY OF JOHN C. GUSTIN III, REGISTERED LAND SURVEYOR, DATED MARCH 12, 1976. SITUATED IN SHELBY COUNTY.

LESS AND EXCEPT THAT PART OF THE ABOVE LEGAL DESCRIPTION IF ANY FALLING IN THE FOLLOWING DESCRIBED PARCEL CONVEYED FROM PATRICK LANTRIP AND MIRANDA LANTRIP TO LYLE K. DABS AND PAMELA R. DABS PER INSTRUMENT 20220901000342550 RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY:

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION AND RUN NORTHERLY ALONG THE WEST LINE THEREOF 575.87 FEET; THENCE TURN 90°00'00" RIGHT AND RUN EASTERLY 938.82 FEET; THENCE TURN 64°35'00" RIGHT AND RUN SOUTHEASTERLY 362.76 FEET; THENCE TURN 57°31' RIGHT AND RUN SOUTHWESTERLY 213.43 FEET; THENCE TURN 2°43' LEFT AND RUN SOUTHWESTERLY 75.62 FEET; THENCE TURN 11°23'30" LEFT AND RUN SOUTHWESTERLY 99.75 FEET; THENCE TURN 3°20' LEFT AND RUN SOUTHWESTERLY 120.12 FEET; THENCE TURN 111°31'30" RIGHT AND RUN NORTHWESTERLY 359.61 FEET; THENCE TURN 72°25'45" LEFT AND RUN SOUTHWESTERLY 199.34 FEET; THENCE TURN 96°31'45" RIGHT AND RUN NORTHWESTERLY 314.62 FEET, THENCE TURN 69°11' LEFT AND RUN WESTERLY 140 FEET TO THE POINT OF BEGINNING CONTAINING 18.0 ACRES, MORE OR LESS.

Prior Deed Reference: Instrument No. 201204000114570

Subject to the Following:

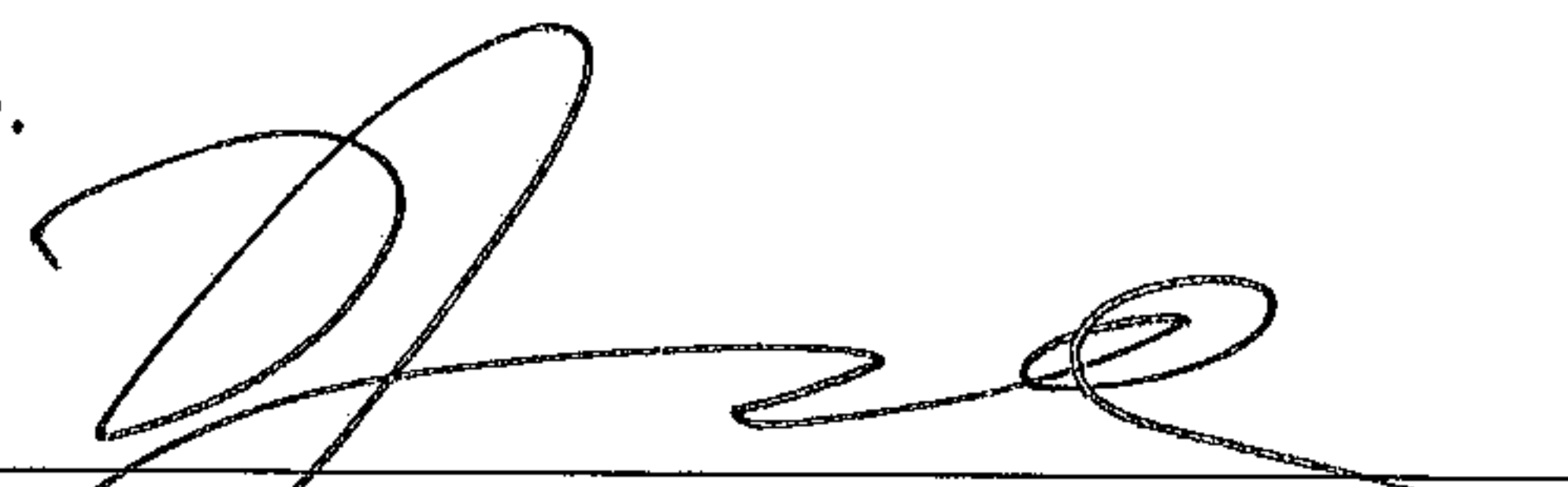
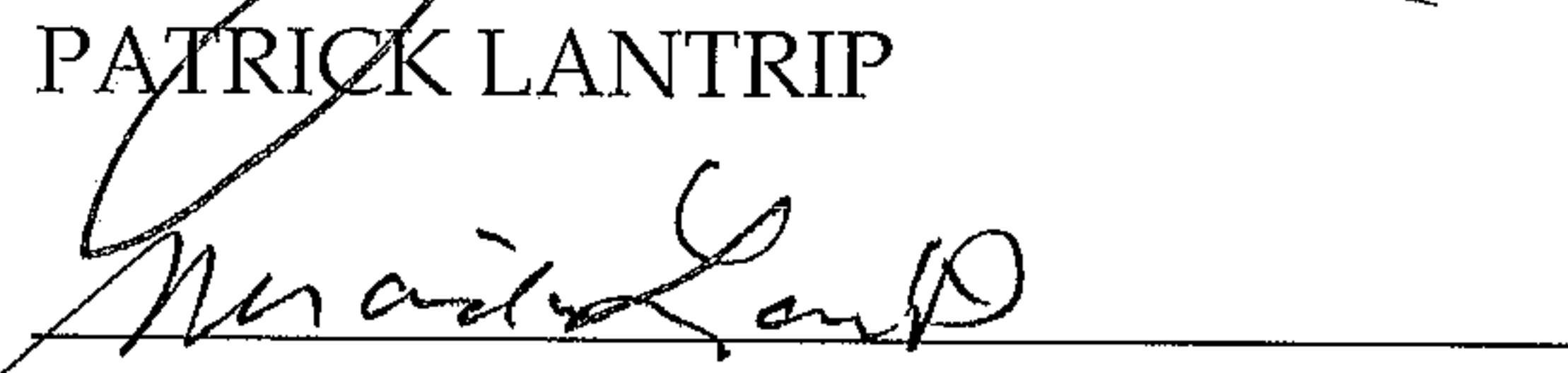
1. Rights of the public, the municipality and the State of Alabama in and to that part of the land, if any, taken and used for roads and highways.
2. Rights of way for drainage ditches, tile, feeders, and laterals, and other drainage easements, if any.
3. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the subject land.
4. Rights of the owners of land bordering on the lake to the uninterrupted flow of the waters thereof.
5. Utility Easement across Parcel III 35 feet N from the POB of Parcel I.

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

**TO HAVE AND TO HOLD** to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

**AND THE GRANTOR(S)**, do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 30th day of November, 2023.

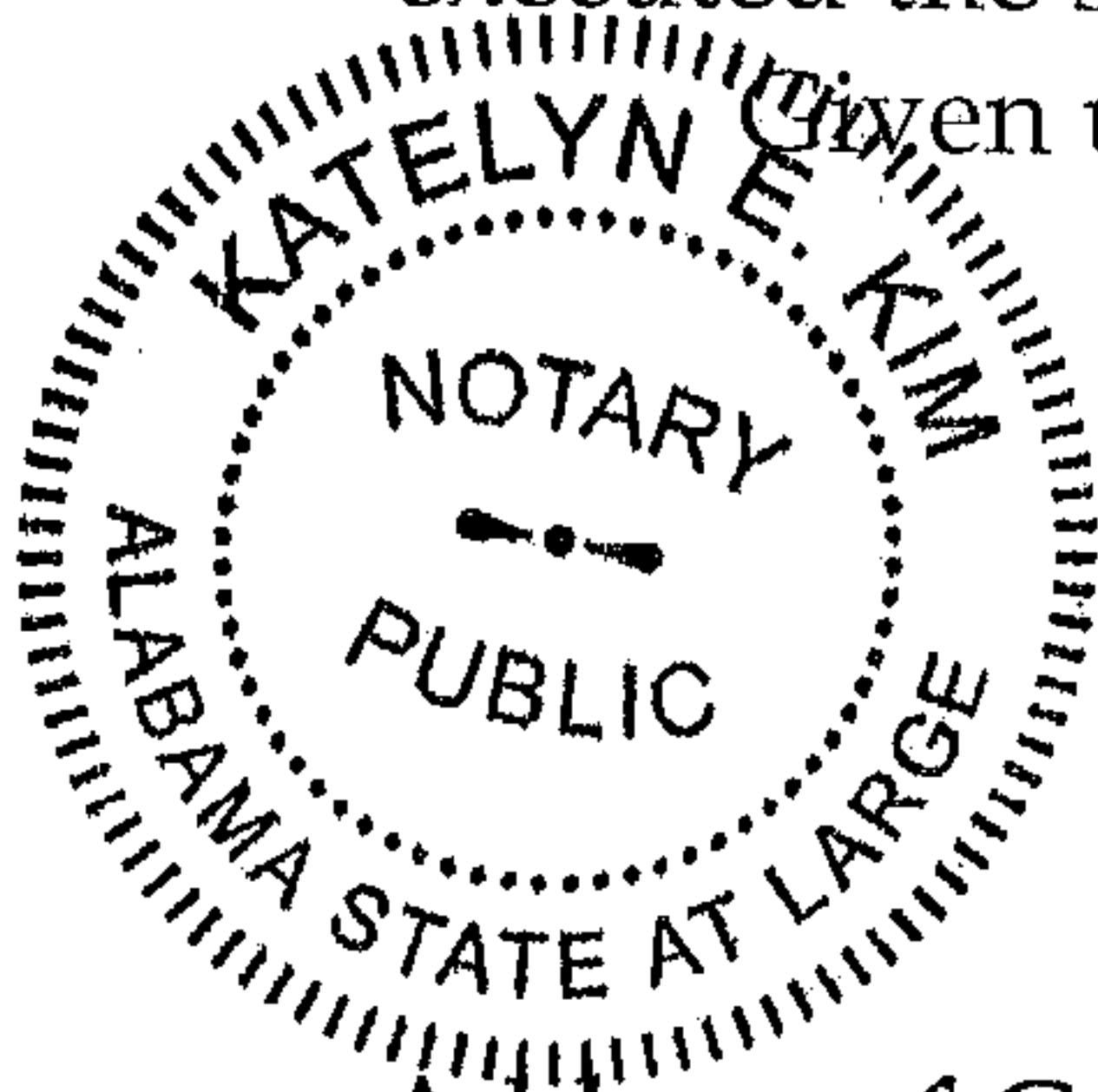
  
PATRICK LANTRIP  
  
MIRANDA LANTRIP

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **PATRICK LANTRIP** and **MIRANDA LANTRIP** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of November, 2023.



  
NOTARY PUBLIC  
My Commission Expires: 12/03/25

Address of Grantee:

Address of Grantor:

Property Address:

2013 Harrison Street  
Petaluma, CA 94954

36469 Hwy 25  
Harpersville, AL 35708

131 Lake Cottage Road  
Sterrett, AL 35147

Real Value: \$530,000.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
12/01/2023 09:15:45 AM  
\$564.00 PAYGE  
20231201000347370

*Allen S. Bayl*