
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Cael Cranor and Abigail Stone
and John Kevin Stone
1216 1st Ave W
Alabaster, AL 35007

**WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Two Hundred Forty-Seven Thousand And No/100 (\$247,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt of which is acknowledged, we, **Melissa Kathryn Seale and Luke Norman Seale, a married couple**, (herein referred to as Grantors), whose mailing address is 3845 Springhill Dr Tusculossa, AL 35405 do hereby grant, bargain, sell and convey unto **Cael Cranor and Abigail Stone and John Kevin Stone** (herein referred to as Grantees), whose mailing address is **1216 1st Ave W, Alabaster, AL 35007** for and during their joint lives as joint tenants 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, the address of which is **1216 1st Ave W, Alabaster, AL 35007** to-wit:

See Exhibit A attached hereto and made a part hereof.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

\$234,650.00 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 unto the said Grantees for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signatures and seals, this the 2nd day of April, 2024.

Melissa Kathryn Seale
Melissa Kathryn Seale

Luke Norman Seale
Luke Norman Seale

STATE OF ALABAMA

COUNTY OF JEFFERSON

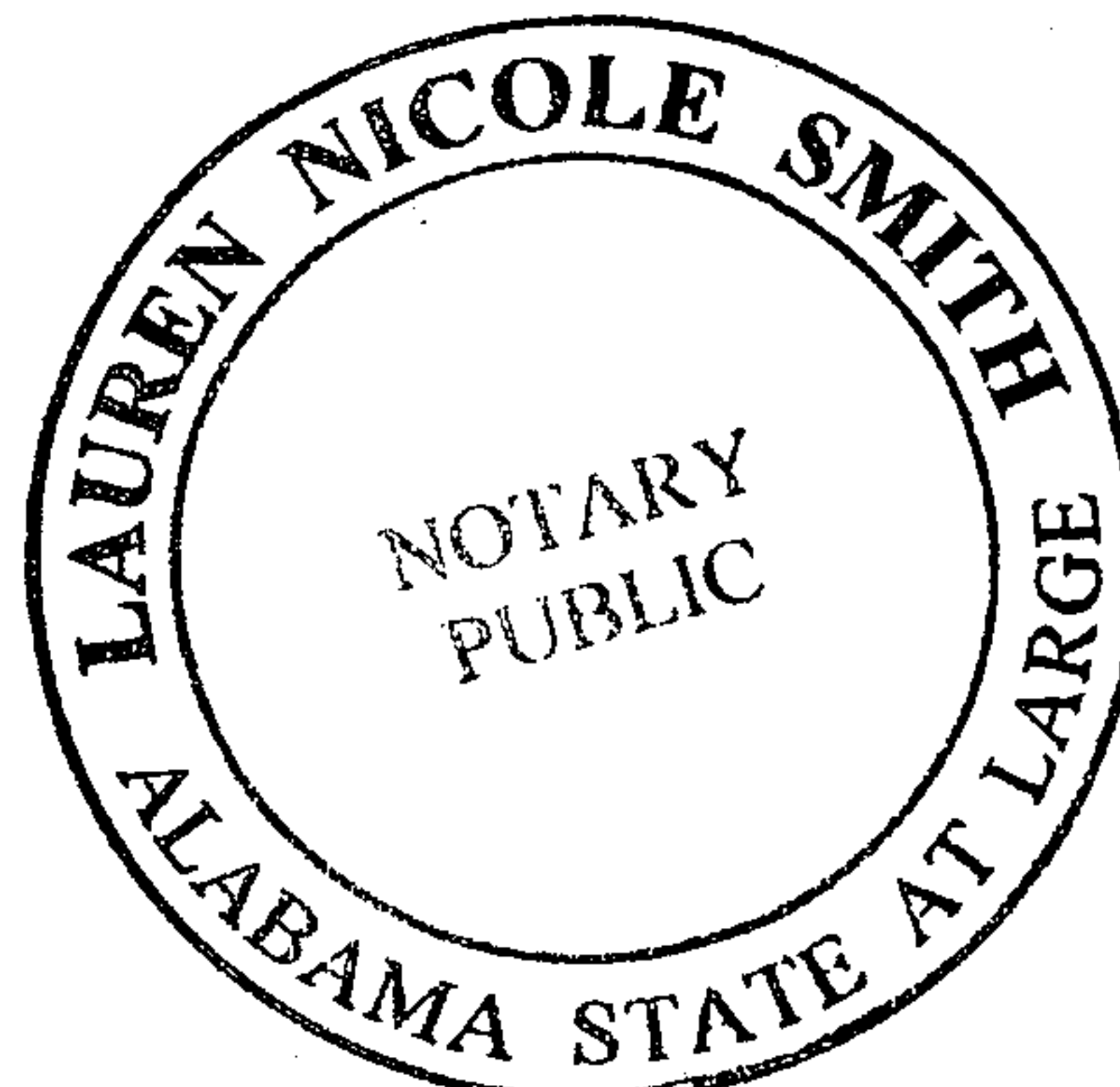
ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Melissa Kathryn Seale and Luke Norman Seale**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 2nd day of April, 2024.

Lauren Nicole Smith
Notary Public

My commission expires: 2/9/28



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EXHIBIT "A"

A PARCEL OF LAND LOCATED IN SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 1/2" REBAR FOUND AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, THENCE ALONG THE EASTERLY LINE OF SAID SECTION 34, RUN NORTH FOR A DEEDED DISTANCE OF 261.00 FEET (INSTRUMENT # 1998-21893) TO A POINT LYING ON THE NORTH RIGHT OF WAY OF 1ST AVENUE WEST AND THE WESTERLY RIGHT OF WAY OF 12TH STREET NORTHWEST (BEING A 50" WIDE RIGHT OF WAY); THENCE CONTINUE NORTH ALONG THE WESTERLY RIGHT OF WAY OF 1ST AVENUE WEST AND THE WESTERLY RIGHT OF WAY OF 12TH STREET NORTHWEST A DEED DISTANCE OF 250.01 FEET, BEING A MEASURED DISTANCE OF 521.51 FEET FROM THE POINT OF COMMENCEMENT, TO THE NORTHEAST CORNER OF PROPERTY DEEDED IN INSTRUMENT # 1998-21893 BEING GAY LS17522 CAPPED REBAR FOUND AND THE POINT OF BEGINNING; THENCE DEFLECTING LEFT 90 DEGREES 32 MINUTES 57 FROM THE AFOREMENTIONED SOUTHEAST CORNER OF SECTION 34 RUN WESTERLY FOR A DISTANCE OF 58.18 FEET TO A 1' PIPE FOUND; THENCE TURN LEFT 81 DEGREES 44 MINUTES 57 SECONDS AND RUN SOUTHERLY FOR A DISTANCE OF 197.93 FEET TO A 1/2 PIPE FOUND ON THE NORTH RIGHT OF WAY OF 1ST AVENUE WEST; THENCE DEFLECTING RIGHT 115 DEGREES 18 MINUTES 33 SECONDS AND RUN NORTHWESTERLY ALONG SAID RIGHT OF WAY FOR A DISTANCE OF 111.40 FEET TO 1' CRIMPED PIPE FOUND; THENCE LEAVING SAID RIGHT OF WAY DEFLECTING RIGHT 58 DEGREES 22 MINUTES 31 SECONDS AND RUN NORTH FOR A DISTANCE OF 292.23 FEET TO A SSI CA0053LS CAPPED REBAR FOUND; THENCE DEFLECTING RIGHT 120 DEGREES 38 MINUTES 23 SECONDS AND RUN SOUTHEASTERLY FOR A DISTANCE OF 200.12 FEET TO A 1-1/2' PIPE FOUND LYING ON THE WESTERLY RIGHT OF WAY OF 12TH STREET NORTHWEST; THENCE DEFLECTING RIGHT 56 DEGREES 23 MINUTES 04 SECONDS AND RUN SOUTH ALONG THE WESTERLY RIGHT OF WAY OF 12TH STREET FOR A DISTANCE OF 50.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.821 ACRES OR 35,766.30 SQUARE FEET MORE OR LESS, SITUATED IN SHELBY COUNTY, ALABAMA.

Source of Title: Joint Survivorship Deed from Developing Heights, LLC to Melissa Kathryn Seale and Luke Norman Seale dated April 14, 2020 and recorded April 14, 2020 as instrument 20200414000146100 in the Office of the Judge of probate of Shelby County.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/04/2024 09:17:37 AM
 \$41.50 JOANN
 20240404000092670

Allie S. Boyd