

Send tax notice to:
JOSEPH E. HONEYCUTT AND MOLLY M. KETRON
10480 HWY 17
MAYLENE, AL 35114

20120503000154090 1/1 \$18.50
Shelby Cnty Judge of Probate, AL
05/03/2012 12:47:34 PM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Ninety-Seven Thousand and 00/100 (97000.00)** and other valuable considerations to the undersigned GRANTOR (S), **CHARLOTTE H. REEVE, AN UNMARRIED INDIVIDUAL**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE (S) herein, the receipt of which is hereby acknowledged, the said GRANTOR (S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JOSEPH E. HONEYCUTT AND MOLLY M. KETRON**, hereinafter referred to as 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 County of Shelby State of Alabama, to-wit:

A PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, AS DESCRIBED IN DEED BOOK 316, PAGE 744 IN THE SHELBY COUNTY JUDGE OF PROBATE OFFICE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE RUN S 78 DEG. 25' 17" W A DISTANCE OF 170.3 FEET TO AN IRON PIN ON THE WESTERLY R.O.W. OF SHELBY COUNTY HWY. #17; THENCE RUN S 61 DEG. 41' 27" W A DISTANCE OF 239.8 FEET TO AN IRON PIN; THENCE RUN N 28 DEG. 18' 33" W A DISTANCE OF 105.0 FEET TO AN IRON PIN AND THE POINT OF BEGINNING: THENCE CONTINUE LAST COURSE A DISTANCE OF 91.5 FEET TO AN IRON PIN; THENCE RUN N 47 DEG. 16' 51" E A DISTANCE OF 328.2 FEET TO AN IRON PIN ON THE WESTERLY R.O.W. OF SHELBY COUNTY HWY #17; THENCE RUN SOUTHEASTERLY ALONG SAID R.O.W. A DISTANCE OF 154.0 FEET TO AN IRON PIN; THENCE RUN S 56 DEG. 31' 35" W A DISTANCE OF 277.4 FEET TO THE POINT OF BEGINNING. THERE IS RESERVED A 20 FOOT EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS ALONG THE SOUTHEASTERLY LINE OF THE ABOVE DESCRIBED PARCEL.

\$90,900.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

SUBJECT TO EASEMENTS, RESTRICTIVE COVENANTS AND AD VALOREM TAXES OF RECORD.

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

And I/we do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANNEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my *Charlotte H. Reeve* hand and seal, this 30th day of April, 2012.

Charlotte H. Reeve
CHARLOTTE H. REEVE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that CHARLOTTE H. REEVE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2012

Charlotte H. Reeve
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INTRUMENT PREPARED BY:
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243