

This Instrument was Prepared by:  
Shannon E. Price, Esq.  
P.O. Box 19144  
Birmingham, AL 35219

Send Tax Notice To: Jesse Lenn Elders  
Jennifer Fernandez Elders  
167 Gypsy Trail  
Sterrett, AL 35147

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Twenty Two Thousand Dollars and No Cents (\$22,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Dawn C. Fish, n/k/a Dawn C. Carroll, a married woman, whose mailing address is 514 Homestead Drive, Wilsonville, AL 35186** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Jesse Lenn Elders and Jennifer Fernandez Elders, whose mailing address is 167 Gypsy Trail, Sterrett, AL 35147** (herein referred to as Grantees), for and during their joint lives as 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 **6.6 acres McConico Road, Vincent, AL 35178**; to wit;

BEGIN AT THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 32, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE RUN EASTERLY ALONG THE NORTH LINE THEREOF FOR 603.41 FEET TO THE NORTHWESTERLY R/W OF MCCONICO ROAD (PRESCREPTIVE R/W); THENCE 116° 24'15" RIGHT RUN SOUTHWESTERLY ALONG SAID R/W (THE FOLLOWING DESCRIBED COURSES) FOR 333.21 FEET; THENCE 12°52'33" RIGHT FOR 202.63 FEET; THENCE 2°39'29" LEFT FOR 229.79 FEET; THENCE 9°23'47" LEFT CONTINUE ALONG SAID R/W FOR 352.78 FEET TO THE WEST LINE OF SAID 1/4-1/4 SECTION; THENCE 151°03'49" RIGHT RUN NORTHERLY 953.85 FEET TO THE POINT OF BEGINNING, INCLUDING ANY EASEMENTS AND R/W'S THAT MAY EXIST AS ACCORDING TO THE SURVEY OF JANUARY 7, 2008 PERFORMED BY SIMMONS SURVEYING.

The above described property does not represent the homestead of Dawn C. Carroll nor her spouse.

**Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Subject to:**

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .


Easement or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the public records.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 12th day of August, 2016

  
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Dawn C. Fish, n/k/a Dawn C. Carroll

State of Alabama

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General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Dawn C. Fish, n/k/a Dawn C. Carroll, a married woman 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 12th day of August, 2016.

*James Preston Harris, III*  
Notary Public, State of Alabama  
the undersigned authority  
Printed Name of Notary  
My Commission Expires: 3/21/2016

