

This instrument was prepared by:
Halbrooks & Allen, LLC
#1 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Michael O. Whitfield
9901 Gallups Crossroads
Harpersville, AL 35078

(the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of Fifty Thousand and 00/100---(\$50,000.00) Dollars.

To the undersigned grantor or grantors in hand paid by the GRANTEE/S herein, the receipt whereof is acknowledged, I

Keila R. Limbaugh, a single woman

Whose address is 142 Ranch Road Harpersville, AL 35078
(herein referred to as GRANTORS) do grant, bargain, sell and convey unto

Michael O. Whitfield, Sr. and Kimberly L. Whitfield
(whose address is the property address)

(herein referred to as GRANTEES,) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

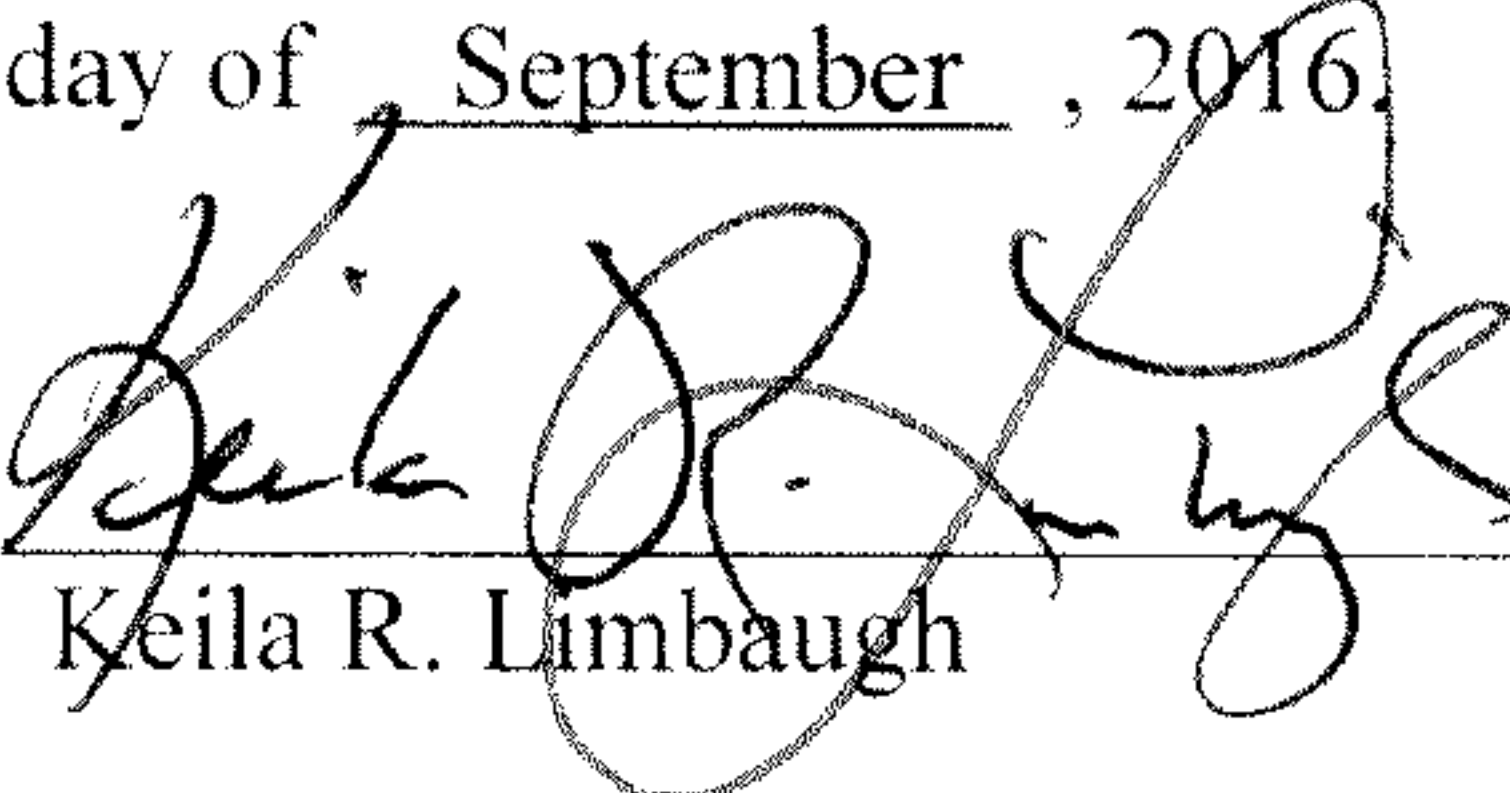
See attached exhibit "A" legal description

Subject to: all easements, taxes, restrictions, liens, rights of way of record.

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 the parties to this conveyance that (unless the joint tenancy hereby created is severed 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 hercunto set my/our hand(s) and seal(s), this 30th day of September, 2016.

 (Seal)
Keila R. Limbaugh

_____(Seal)

STATE OF ALABAMA)

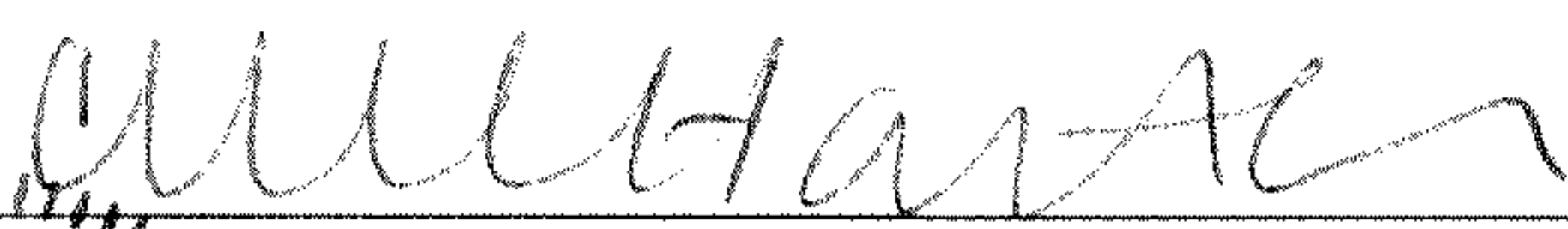
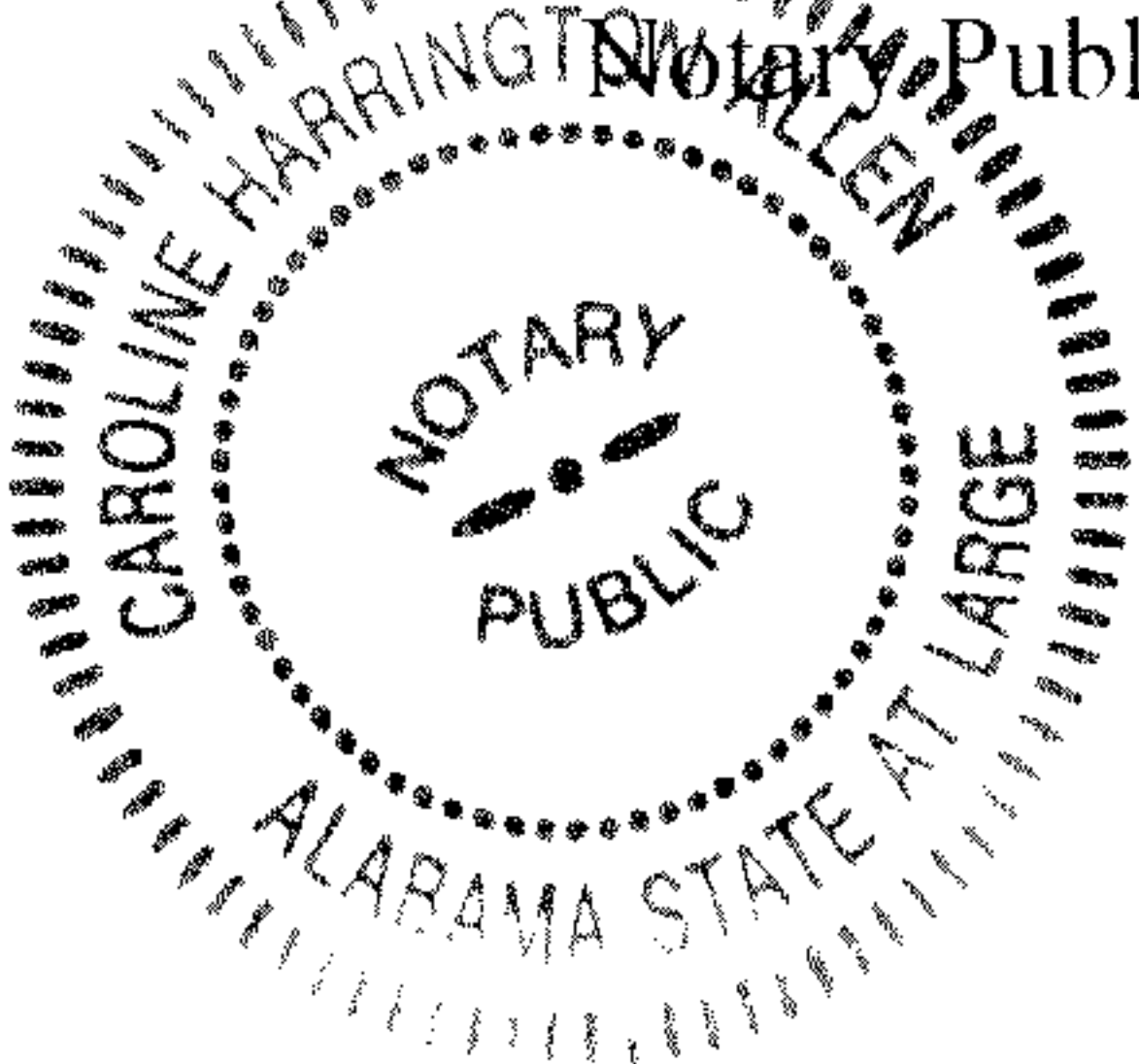
General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for the said County, in said State, hereby certify Keila R. Limbaugh, whose name(s) 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/he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, A.D., 2016.

My Commission Expires: 09/22/17


Notary Public: Caroline Harrington Allen


LEGAL DESCRIPTION

Parcel I.

From the Southeast corner of the SW ¼ NW ¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama and proceed North 0 degrees 10 minutes 59 seconds West along the East boundary of said SW ¼ NW ¼ for 488.74 feet to a point; thence proceed South 63 degrees 51 minutes 43 seconds West 55.81 feet to the point of beginning of herein described parcel of land; thence from said point of beginning continue along the aforementioned course South 63 degrees 52 minutes 44 seconds West 589.26 feet; thence proceed South 86 degrees 04 minutes 37 seconds West 79.02 feet; thence proceed North 1 degrees 00 minutes 57 seconds West 292.22 feet to a point on the Southeasterly right of way boundary of Shelby County Highway #62; thence proceed North 46 degrees 07 minutes 27 seconds East along said right of way for 173.07 feet; thence proceed South 62 degrees 21 minutes 41 seconds East 315.48 feet; thence proceed North 49 degrees 55 minutes 41 seconds East 188.02 feet; thence proceed South 27 degrees 23 minutes 36 seconds East 132.28 feet. Also a 15 foot easement from the East side of the above described property County Road 83. The above described parcel of land is located in the SW ¼ NW ¼ of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama.

NOTE: Mobile Home Unit Make: Cavalier Model: 80 x 16 Serial No. ALCA1195680S26931 is identified as being part of the land.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
10/06/2016 01:14:48 PM
\$68.00 CHERRY
20161006000368620

A handwritten signature in black ink, appearing to be "J. W. Fuhrmeister", is written over the printed name and title of the County Clerk.