

Prepared by:
Cassy Dailey
Attorney at Law
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

20170823000306890
08/23/2017 10:28:50 AM
DEEDS 1/2

Send Tax Notice To:
Michael J Stroud
Linda L. Stroud
1855 Shelby Springs Road
Columbiana, AL 35051

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seven Thousand Dollars and No Cents (\$107,000.00)** the amount of which can be verified in the Sales Contract between the parties hereto to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we

Miles Roy Weston, an unmarried man, whose mailing address is:

3590-B Highway 31 S, Pelham, AL 35124

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Michael J Stroud and Linda L. Stroud, whose mailing address is:

1855 Shelby Springs Road, Columbiana, AL 35051

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 1855 Shelby Springs Road, Columbiana, AL 35051 to-wit:

See attached "Exhibit A" for Legal Description

Miles Roy Weston, is the surviving Grantee in Instrument #20141016000328130, Shirley Weston having died on or about January 25th, 2017.

Subject to: All easements, restrictions and rights of way of record.

\$110,531.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 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 warrants 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 21st day of August, 2017.

Miles Roy Weston
Miles Roy Weston

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Miles Roy Weston, 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 he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of August, 2017.

Cassy Dailey
Notary Public, State of Alabama
Cassy Dailey
Printed Name of Notary
My Commission Expires: 6/4/18



EXHIBIT "A"

All that parcel of land situated in the County of Shelby, being known as a parcel of land situated in the Northwest quarter of the Northwest quarter of Section 32, Township 21 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows: commence at the Northwest corner of above said Section, Township and Range; thence South 01 degree 54 minutes 09 seconds West a distance of 303.17 feet to the Point of Beginning; thence continue along the last described course a distance of 627.32 feet; thence South 87 degrees 08 minutes 57 seconds East a distance 323.72 feet; thence North 39 degrees 05 minutes 05 seconds East a distance of 229.60 feet; thence South 53 degrees 40 minutes 39 seconds East a distance of 280.24 feet to a point on the Easterly right of way line of an un named public road; thence North 35 degrees 27 minutes 43 seconds East and along said right of way line a distance of 172.14 feet; thence North 17 degrees 36 minutes 55 seconds East and along said right of way line a distance of 68.52 feet; thence North 09 degrees 07 minutes 29 seconds West and along right or way line a distance of 130.20 feet; thence North 28 degrees 37 minutes 10 seconds East and along right of way line a distance of 74.88 feet; thence North 85 degrees 12 minutes 00 seconds West and leaving said right of way line a distance of 154.83 feet; thence South 62 degrees 40 minutes 40 seconds West a distance of 270.13 feet; thence North 31 degrees 53 minutes 26 seconds West a distance of 400.74 feet; thence North 89 degrees 29 minutes 00 seconds West a distance of 202.88 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/23/2017 10:28:50 AM
\$19.00 CHERRY
20170823000306890

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