

THIS INSTRUMENT PREPARED BY
ELLIS, HEAD, OWENS & JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051

Shelby County, AL 10/18/2017
State of Alabama
Deed Tax: \$13.00

SEND TAX NOTICE TO:

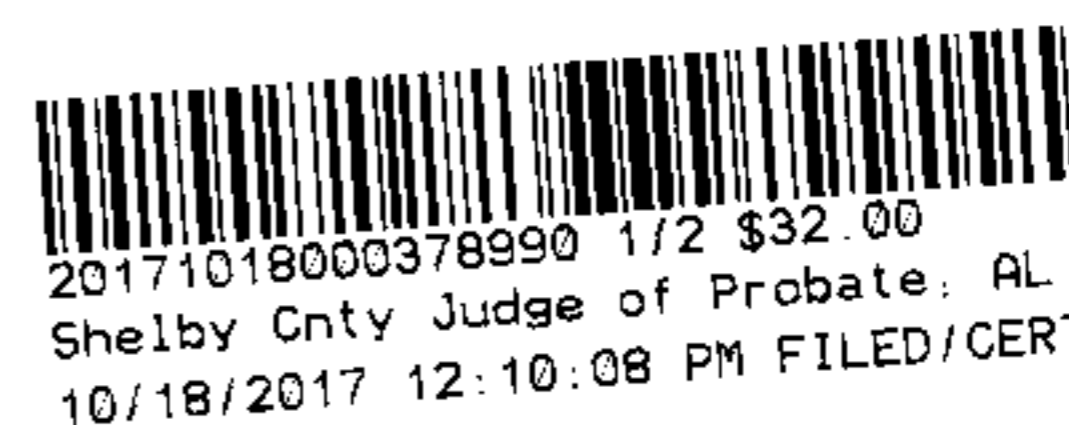
Thomas Earl McDonald/Sylvia B. McDonald

14151 Highway 61

Wilsonville, AL 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY



KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar and Love and Affection (\$1.00)**, to the undersigned Grantors, in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, we,

Randall D. McDonald, a married man, 1687 Co. Rd. 56, Wilsonville, AL 35186
Thomas Earl McDonald, a married man, 14151 Highway 61, Wilsonville, AL 35186
Nancy McDonald Paden, a married woman, 8203 Jessup Court, Greensboro, NC 27455

(herein referred to as GRANTORS) do hereby grant, bargain, sell, and convey unto

Thomas Earl McDonald and wife, **Sylvia B. McDonald**
14151 Highway 61, Wilsonville, AL 35186

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, all of our right, title, and interest in and to the following described real estate, situated in Shelby County, Alabama, the address of which is vacant land adjacent to County Road 56, Wilsonville, AL 35186, to-wit:

A part of the North 1/2 of the SE 1/4 of Section 27, Township 20 South, Range 1 East, more particularly described as follows: From the NW corner of the NW 1/4 of the SE 1/4, Section 27, Township 20 South, Range 1 East, run South along the West boundary of said 1/4 1/4 and along the East boundary of Four Mile Road a distance of 132 feet; thence run Southeastwardly along the Southern boundary of Dewey McDonald's property a distance of 473.17 feet; thence left 84 deg. 18 min. a distance of 204.48 feet; thence right 81 deg. 36 min. a distance of 160.95 feet to a point; thence continue in a straight line in the same direction a distance of 84.00 feet to the point of beginning; which said point of beginning is the NE corner of the property conveyed to Bobby L. McNeal and wife, Iris I. McNeal by deed recorded in Deed Book 309, page 921, in the Probate Records of Shelby County, Alabama; thence turn to the right 92 deg. 21 min. 15 sec. and run a distance of 511.73 feet along the Eastern boundary of the McNeal property to the North right-of-way line of a paved county road, which is otherwise known as Shelby County Highway Number 56; thence turn to the left and run along the North right-of-way line of said County Road a distance of 453.75 feet to a point; thence turn to the left and run in a Northerly direction to a point on the North boundary of the Northwest quarter of the Southeast quarter which said point is located 436.6 feet East of the point of beginning of the property herein conveyed; thence turn to the left and run Westerly along the Northern boundary of said quarter-quarter Section a distance of 436.6 feet to the point of beginning. Situated in Shelby County, Alabama.

The above described property constitutes no part of the homestead of any of the Grantors or their spouses.

The Grantors herein constitute all of the heirs and next-of-kin of Dewey W. McDonald, deceased, and Emmie W. McDonald, deceased.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, each of us has hereunto set our hands and seals this 9 day of June, 2017.

Randall D McDonald (SEAL)
Randall D. McDonald

Thomas Earl McDonald (SEAL)
Thomas Earl McDonald

Nancy McDonald Paden (SEAL)
Nancy McDonald Paden

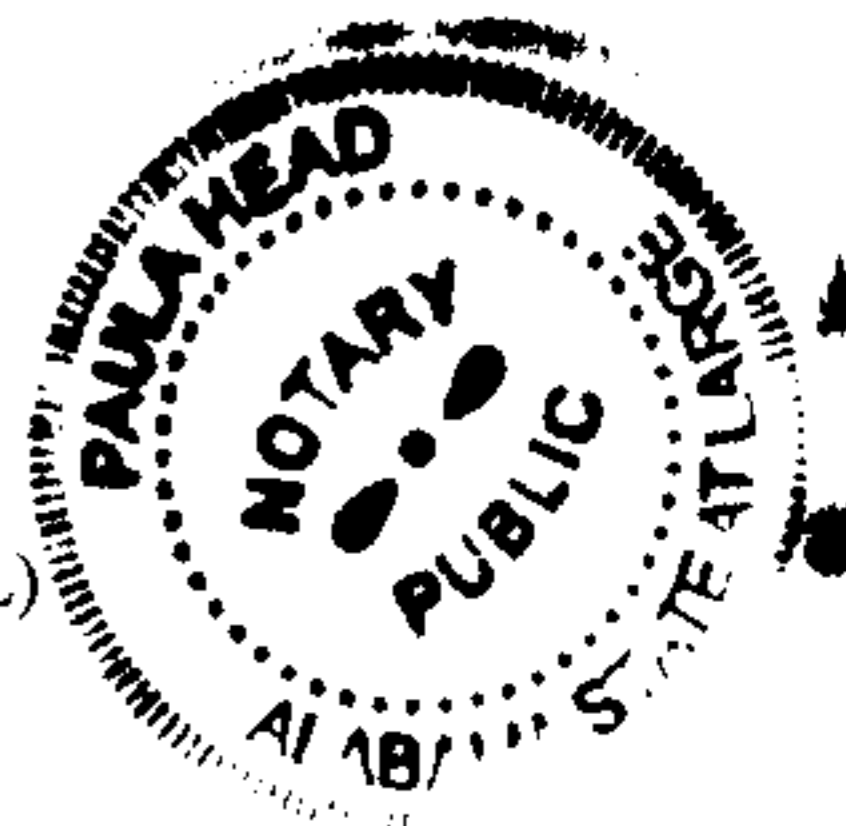
Tax Value 1/2 = \$13,000

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Randall D. McDonald**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of June, 2017.

Paula Head (SEAL)
Notary Public

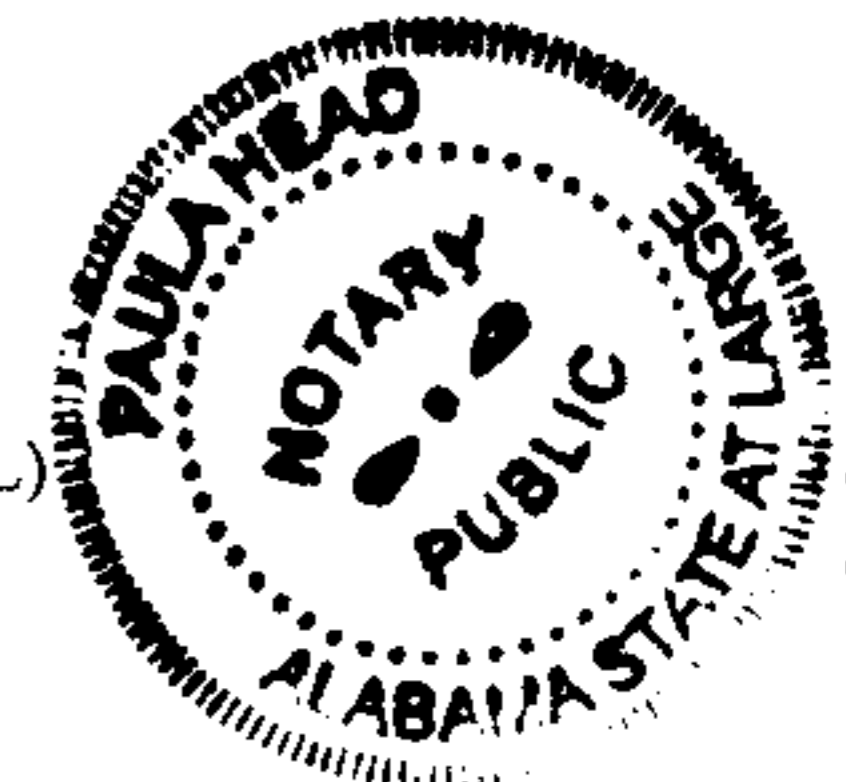


STATE OF ~~NORTH CAROLINA~~ ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Nancy McDonald Paden**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of June, 2017.

Paula Head (SEAL)
Notary Public

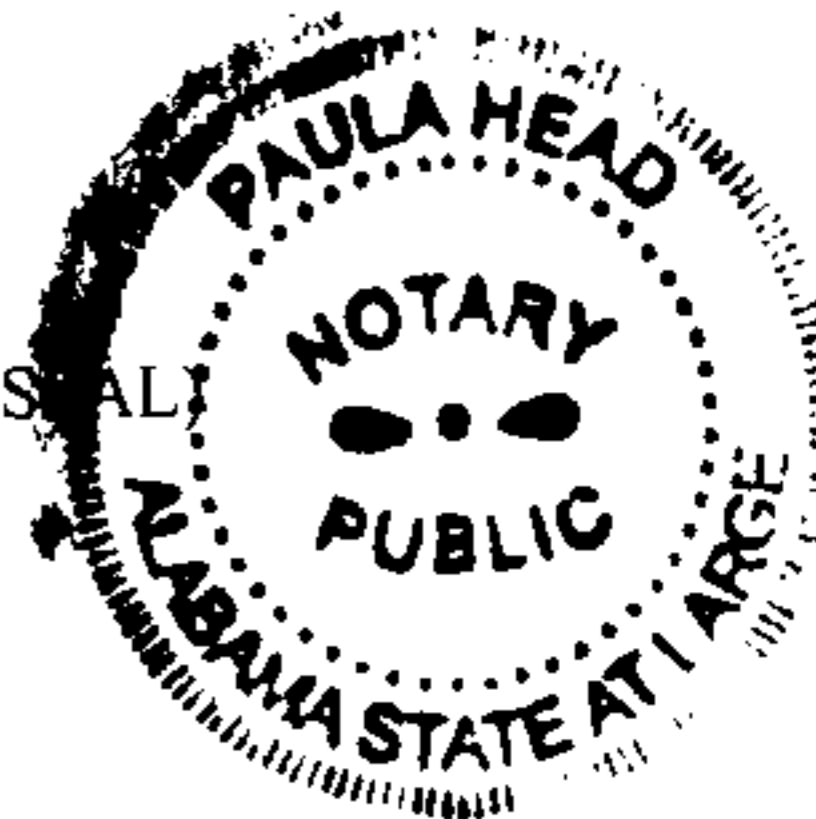


STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Thomas Earl McDonald**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31 day of may, 2017.

Paula Head (SEAL)
Notary Public



20171018000378990 2/2 \$32.00
Shelby Cnty Judge of Probate, AL
10/18/2017 12:10:08 PM FILED/CERT