

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35235

SEND TAX NOTICE TO:
CLAYTON C ROMANO & ALICIA NICOLE ROMANO
1921 HWY 95
HELENA, AL 35080

STATE OF ALABAMA)
COUNTY OF SHELBY) **JOINT SURVIVORSHIP DEED** **20171129000428360**
11/29/2017 02:21:32 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **FOUR HUNDRED TWENTY FIVE THOUSAND DOLLARS & 00/100 (\$425,000.00)**, as evidenced by that certain sales contract between the parties hereto, to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, we, **MARK BEDDINGFIELD AND SUSAN C BEDDINGFIELD, HUSBAND AND WIFE WHOSE MAILING ADDRESS IS 85 HAWTHORNE ST BIRMINGHAM, AL 35242**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **CLAYTON C ROMANO AND ALICIA NICOLE ROMANO WHOSE MAILING ADDRESS IS 1921 HWY 95 HELENA, AL 35080** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1921 HWY 95 HELENA, AL 35080, to-wit:

SEE ATTACHED EXHIBIT "A".

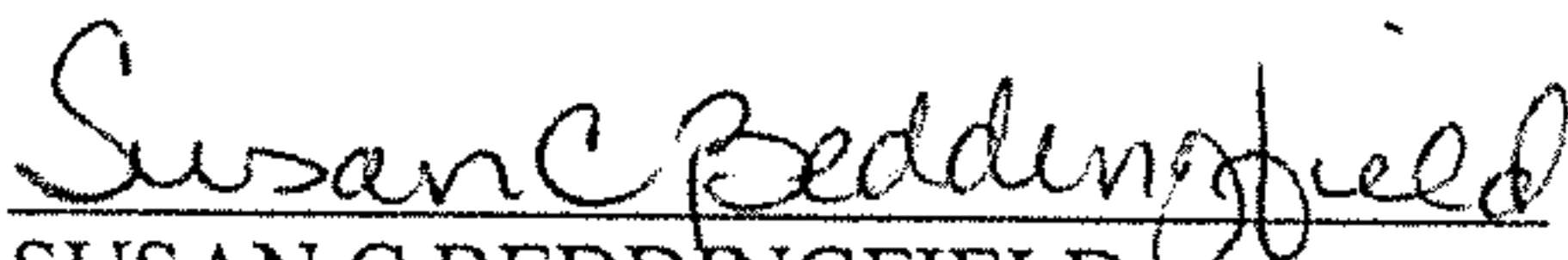
\$382,500.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2018 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

AND SAID GRANTORS, for said GRANTORS, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as herein above set forth, and that GRANTORS will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 29th day of November, 2017.

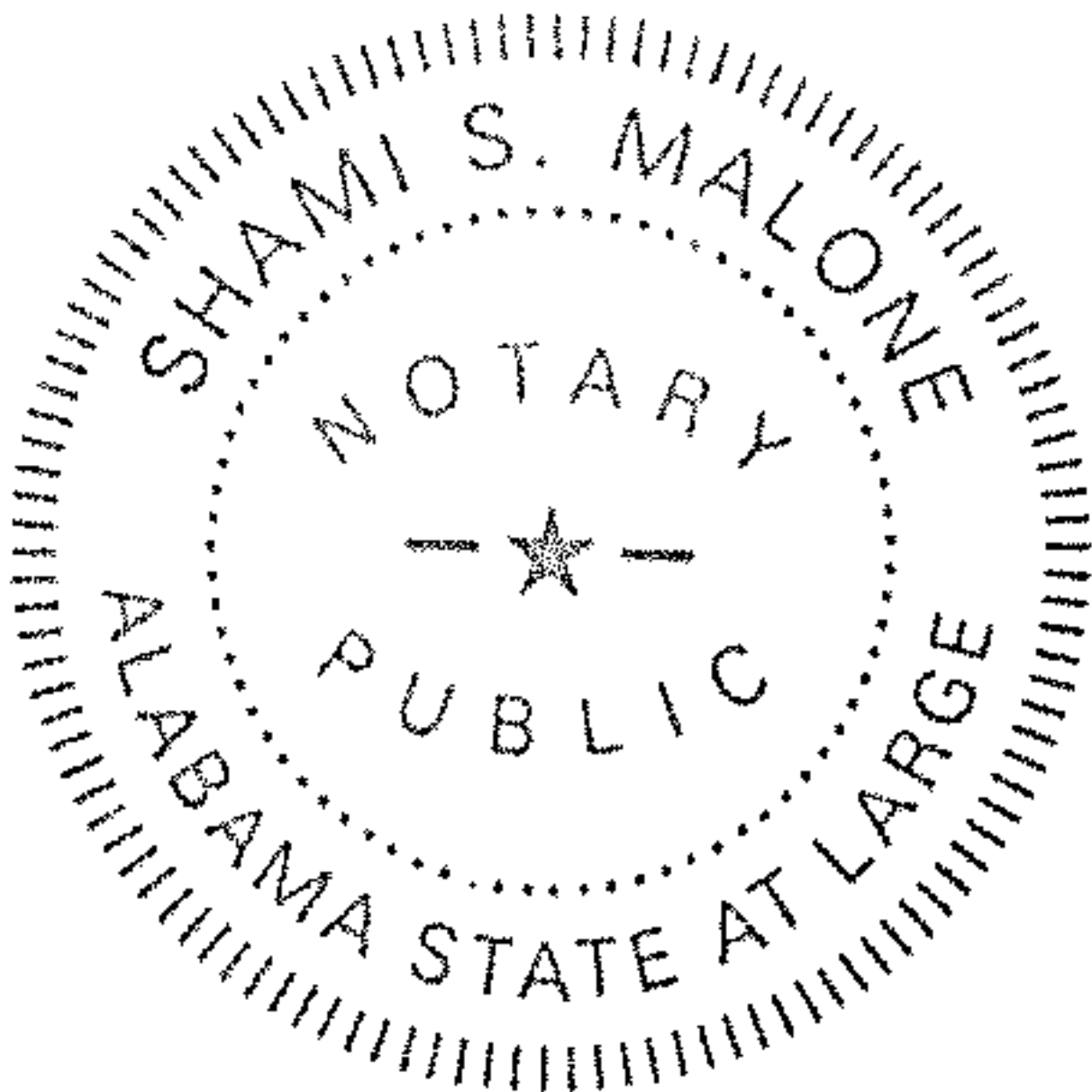

MARK BEDDINGFIELD

SUSAN C BEDDINGFIELD

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **MARK BEDDINGFIELD AND WIFE SUSAN C BEDDINGFIELD**, 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 signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of November, 2017.


NOTARY PUBLIC: SHAMI S MALONE
My Commission Expires: 11/3/20



20171129000428360 11/29/2017 02:21:32 PM DEEDS 2/2

A parcel of land in the Southeast Quarter of the Southeast Quarter of Section 22, Township 20 South, Range 3 West, being the same land described in deeds to Michael and Rebecca Rose, recorded in Real Book 234, at Page 760, and Instrument Number 1998-06551, of the Real Property Records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of said Section 22; thence North 26 degrees 42 minutes 58 seconds West a distance of 310.60 feet to a point on the West right of way of County Highway No. 95; thence along a curve, to the left, in said right of way, having a radius of 2834.79 feet and a chord bearing of North 12 degrees 40 minutes 42 seconds West, and arc length of 144.11 feet to a point; thence North 25 degrees 29 minutes 36 seconds west along said right of way, a distance of 50.77 feet to a point; thence along a curve to the left in said right of way, having a radius of 2814.79 feet and a chord bearing of North 27 2824.79 feet and a chord bearing of North 19 degrees 00 minutes 58 seconds West, and an arc length of 44.87 feet to a 1/2-inch rebar found at the point of beginning; thence along a curve to the left, in said right of way having a radius of 2824.79 feet, and a chord bearing of North 20 degrees 15 minutes 05 seconds West, an arc length of 76.93 feet to a point; thence North 21 degrees 01 minutes 54 seconds West along said right of way, a distance of 80.27 feet to a 1/2-inch rebar found; thence North 88 degrees 34 minutes 02 seconds West a distance of 511.19 feet to a 1/2-inch rebar, with a cap stamped "RPLS 12362", found; thence North 88 degrees 32 minutes 45 seconds West a distance of 156.84 feet to a 1/2-inch crimped iron pipe, found; thence South 01 degrees 25 minutes 35 seconds West a distance of 113.00 feet to a 1/2-inch rebar, with a cap stamped "S Wheeler CA 0502", found; thence South 45 degrees 17 minutes 10 East, a distance of 215.34 feet to a 3/4-inch rebar, found; thence North 89 degrees 55 minutes 48 seconds East a distance of 316.32 feet to a 1/2-inch rebar, with a cap stamped "RPLS 12362" found; thence along a curve, to the left, having a radius of 430.57 feet and a chord bearing of North 77 degrees 40 minutes 46 seconds East, and arc length of 184.12 feet to a 1/2-inch rebar set, with a cap stamped "S Wheeler CA 0502" ; thence North 65 degrees 42 minutes 37 seconds East, a distance of 71.79 feet to a PK nail, set in an asphalt drive; thence North 21 degrees 56 minutes 40 seconds East a distance of 34.19 feet to the point of beginning.

EASEMENT:

Commence at the Southeast corner of Section 22, Township 20 South, Range 3 West; run thence North 23 degrees 32 minutes West for 310.6 feet; run thence North 88 degrees 30 minutes 21 seconds West for 322.91 feet; run thence North 01 degrees 29 minutes 39 seconds East for 230.33 feet to the point of beginning, continue North 01 degrees 29 minutes 39 seconds East for 87.84 feet; run thence in a Northeasterly direction along a curve to the left having a chord of North 73 degrees 59 minutes 04 seconds East for 127.66 feet, a radius of 430.57 feet, for an arc distance of 128.13 feet; run thence North 65 degrees 27 minutes 34 seconds for 71.71 feet, run thence North 22 degrees 59 minutes 57 seconds East for 33.75 feet to the West right of way of County Road #95, run thence in a Southeasterly direction along said right of way and a curve to the right having a chord of South 19 degrees 00 minutes 40 seconds East for 44.35 feet, a radius of 2824.79 feet, for an arc distance of 44.35 feet; run thence South 06 degrees 51 minutes 11 seconds East along said right of way for 51.50 feet; run thence in a southeasterly direction along said right of way and curve to the right having a chord of South 17 degrees 21 minutes 08 seconds East for 17.93 feet, a radius of 2814.79 feet, for an arc distance of 17.93 feet; run thence North 65 degrees 51 minutes 20 seconds West for 37.56 feet, run thence South 65 degrees 27 minutes 34 seconds West for 214.45 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/29/2017 02:21:32 PM
\$60.50 DEBBIE
20171129000428360

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text.