

Send tax notice to: Emily Eddins, 255 Swann Dr., Birmingham, Al. 35242

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., St.160,  
Birmingham, Al. 35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

20180103000000430  
01/03/2018 08:38:55 AM  
DEEDS 1/3

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Four hundred twelve thousand and no/100 (\$412,000.00) Dollars the amount of which can be verified by 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

**Patti Parker Kizziah, an unmarried woman, whose mailing address is:**

1428 Chester Street ; Birmingham, AL 35246

( herein referred to as grantor, whether one or more)

grant, bargain, sell and convey unto  
Emily Eddins and Christopher Eddins, **whose mailing address is:**  
**255 Swann Dr., Birmingham, Al. 35242**

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 255 Swann Dr., Birmingham, Al. 35242 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.


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

\$391,400.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF we have hereunto set our hands(s) and seal(s) this 28<sup>th</sup> day of December 2017.

  
PATTI PARKER KIZZIAH (SEAL)

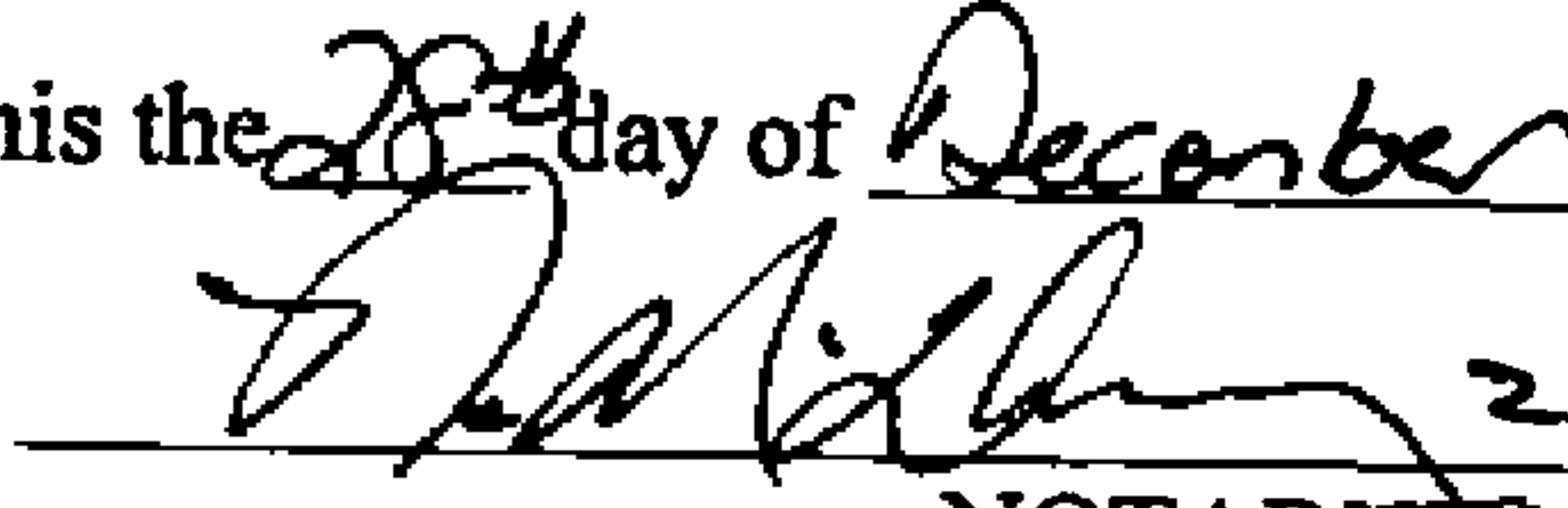
\_\_\_\_\_(SEAL)

State of Alabama  
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Patti Parker Kizziah, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28<sup>th</sup> day of December, 2017

My commission expires: 11/5/21

  
NOTARY PUBLIC



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 17-5660

**Parcel I**

Begin at the Northeast corner of the NW 1/4 of the NW 1/4 of Section 23, Township 19 South, Range 2 West, thence run south along the East line of said quarter-quarter on an azimuth of 180 degrees 45 minutes 611.43 feet to point, said point being in the center of a 30 foot wide easement running North and South and also being the Westerly boundary of a 30 foot wide utility and road easement running Southwesterly; thence turn an azimuth of 204 degrees 19 minutes Southwesterly along the Western boundary of said 30 foot easement 628.56 feet to the point of beginning; thence proceed Southwesterly along the previous course 246.33 feet; thence turn an azimuth of 315 degrees 34 minutes Northwesterly 180.0 feet; thence turn an azimuth of 24 degrees 07 minutes 44 seconds Northeasterly 244.15 feet; thence turn an azimuth of 134 degrees 49 minutes 44 seconds Southeasterly 179.96 feet to the point of beginning. Being situated in the NW 1/4 of NW 1/4 of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama. Along with all rights of ingress and egress from said property.

**Parcel II**

Commence at the Northwest corner of the Southeast quarter of the Northwest quarter of Section 23, Township 19 South, Range 2 West as per deed recorded in Deed Book 329, Page 693 of the Shelby County Probate Records; Run thence North 00 degrees, 45 minutes, 00 seconds East along the East line of the Northwest quarter of the Northwest quarter of said Section for 720.29 feet; Run thence South 24 degrees, 23 minutes, 33 seconds West for 628.21 feet; Run thence South 24 degrees, 19 minutes, 18 seconds West for 246.04 feet; Run thence South 41 degrees, 29 minutes, 06 seconds East for 521.27 to a point on the East line of the Southwest quarter of the Northwest quarter of said Section; Continue thence South 41 degrees, 29 minutes, 06 seconds East for 18 feet to the margin of Cahaba Valley Creek; Run thence North 66 degrees, 06 minutes, 06 seconds East along said margin for 20.16 feet; Run thence North 76 degrees, 01 minutes, 25 seconds East along said margin for 38.8 feet; Run thence North 64 degrees, 12 minutes, 27 seconds West for 75 feet to a point on said Quarter-Quarter line; Run thence North 0 degrees, 44 minutes, 33 seconds East along said Quarter-Quarter line for 429.95 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
01/03/2018 08:38:55 AM  
\$42.00 CHERRY  
20180103000000430

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