


This instrument prepared by:
Turnbach, Warren, Rice, Lloyd,
Frederick & Smith, P.C.
P. O. Box 129
Gadsden, Alabama 35902


20180419000131530 1/2 \$78.00
Shelby Cnty Judge of Probate, AL
04/19/2018 11:09:11 AM FILED/CERT

Shelby County, AL 04/19/2018
State of Alabama
Deed Tax: \$60.00

Grantor's Name and Address:

Grace Andrews
4010 Rosehaven Circle East
Southside, AL 35907

Grantee's Name and Address:

Jane Andrews Rich and Jason Rich
4010 Rosehaven Circle East
Southside, AL 35907

Property Address:

26252 Hwy 25
Wilsonville AL

Date of Sale: 3/27/18

Total Purchase Price: \$

or Actual Value: \$

or Assessor's Market
Value

\$119,730 1/2 - 59,865.

The purchase price or actual value claimed can be verified in the following documentary evidence: (check one)
(recording of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal ☐ Sales Contract ☐ Closing Statement

☒ Other

Space above line for recording information only

STATE OF ALABAMA }
COUNTY OF SHELBY }

PERSONAL REPRESENTATIVE'S WARRANTY DEED
WITH RIGHT OF SURVIVORSHIP

This Indenture, made this 27th day of March, 2018, between and
LINDA ANDREWS RICH (a married woman), individually; (herein referred to as Grantor)
and **JANE ANDREWS RICH and JASON RICH** (herein referred to as Grantees).

WITNESSETH

That the Grantor(s), in consideration of TEN AND 00/100THS (\$10.00) DOLLARS
in hand paid by the Grantees, the receipt whereof is hereby acknowledged, hereby grant,
bargain, sell and convey unto the Grantees for and during their joint lives and upon the
death of either of them, then to the survivor of them in fee simple, together with every
contingent remainder and right of reversion, the following described real estate to-wit:

All that part of the E 1/2 of the E 1/2 of the NW 1/4 of Section 8, Township 21 South,
Range 1 East, that lies south of the Southern Railway right of way, EXCEPT that
part, if any, that lies South and West of Beeswax Creek. Situated in Shelby County,
Alabama.

***Edward E. Andrews predeceased Linda Andrews Rich on 09/24/2006. Grace
H. Andrews predeceased Linda Andrews Rich on 12/19/2017.**

****Preparer of this deed has not checked the title to the above described property, and there are no representations made as to the merchantability of the title, ownership of mineral and mining rights, adverse possession, easements, or any other matters affecting title to the premises.**

LEGAL DESCRIPTION PROVIDED TO DEED PREPARER BY THE GRANTORS

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 to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do, for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 have hereunto set my hand and seal this 27th day of March, 2018.


LINDA ANDREWS RICH

STATE OF ALABAMA }
COUNTY OF ETOWAH }

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **LINDA JANE ANDREWS RICH**, individually, 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 27th day of March, 2018.

My commission expires:

5-15-21


NOTARY PUBLIC

Send tax notice to:
4010 Rosehaven Drive Circle East
Southside, AL 35907


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