

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

Send Tax Notice To:
Riley Sherman Wipperman
John David Wipperman
158 Melissa Drive
Alabaster, AL 35007

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Thousand Nine Hundred Dollars and No Cents (\$5,000.00)** 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

Melissa Wipperman, a married woman, whose mailing address is:

156 Melissa Drive, Alabaster, AL 35007

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

John Devin Wipperman and Riley Sherman Wipperman, whose mailing address is:

158 Melissa Drive, Alabaster, AL 35007

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Jefferson County, Alabama, the address of which is: 158 Melissa Drive, Alabaster, AL 35007 to-wit:

See attached "Exhibit A" for Legal Description

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

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.

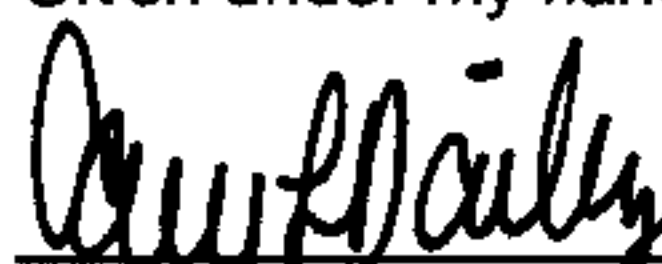
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 22nd day of May, 2018.

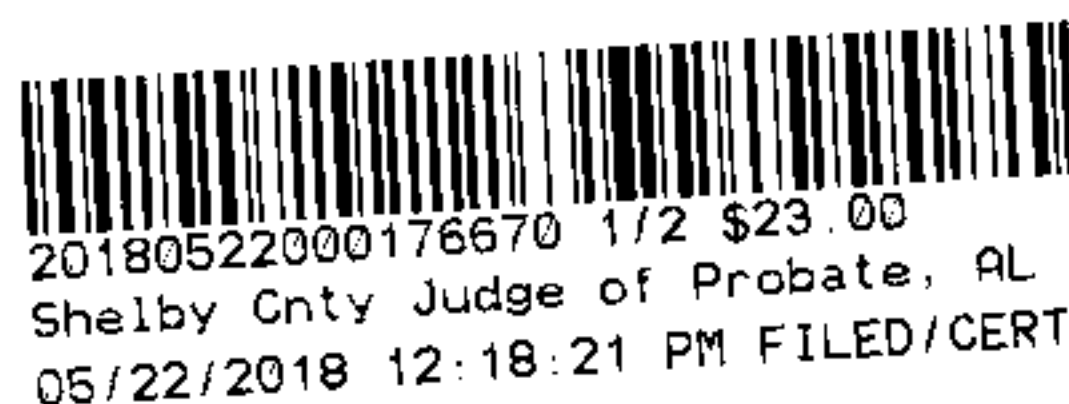

Melissa Wipperman

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melissa Wipperman, 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 22nd day of May, 2018.


Notary Public, State of Alabama
Printed Name of Notary -
My Commission Expires:



Shelby County, AL 05/22/2018
State of Alabama
Deed Tax: \$5.00

Exhibit A

A Parcel of land to be known as Lot 2 of Whipperman Family Subdivision, in the process of being reviewed by Shelby County Development Services and being more particularly described as follows:

BEGIN at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S89°06'15"E, a distance of 210.05'; thence S03°22'20"E, a distance of 189.80'; thence S89°02'12"E, a distance of 209.80'; thence S03°22'36"E, a distance of 144.06'; thence S89°18'29"W, a distance of 313.13'; thence S03°26'39"E, a distance of 252.31'; thence S89°18'29"W, a distance of 105.75'; thence N03°26'39"W, a distance of 550.08' to the POINT OF BEGINNING.

Said Parcel containing 2.50 acres, more or less.

SUBJECT TO a 30' Ingress/Egress Easement, lying 15' either side of and parallel to the following described centerline:

Commence at the NW Corner of the NE 1/4 of the NE 1/4 of Section 28, Township 21 South, Range 3 West, Shelby County, Alabama; thence thence S89°06'15"E, a distance of 210.05'; thence S03°22'20"E, a distance of 189.80'; thence S89°02'12"E, a distance of 209.80'; thence S03°22'36"E, a distance of 144.06'; thence S89°18'29"W, a distance of 191.07' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N76°07'51"E, a distance of 155.73' to the centerline of an existing 30' Ingress/Egress Easement, as recorded in Instrument #20071226000577410, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF ENDING OF SAID CENTERLINE.

SUBJECT TO an existing 30' Ingress/Egress Easement, as recorded in Instrument #20071226000577410, in the Office of the Judge of Probate of Shelby County, Alabama.



20180522000176670 2/2 \$23.00
Shelby Cnty Judge of Probate, AL
05/22/2018 12:18:21 PM FILED/CERT