

THIS INSTRUMENT PREPARED BY:
ELIZABETH S. PARSONS
Blair and Parsons, P. C.
1711 Cogswell Avenue
Pell City, Alabama 35125

Send Tax Notice To:
TRACY RAY CALAMAS
JOHN PETER CALAMAS
21 HAVEN HILL LANE
STERRETT, AL 35147

SURVIVORSHIP DEED

STATE OF ALABAMA
SHELBY COUNTY

20180625000225360

06/25/2018 12:20:40 PM
DEEDS 1/2

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Five Thousand Six Hundred Forty Two and 50/100 (\$95,642.50) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I/we, ROBERT LESTER WHITMORE and wife, RUTH E. WHITMORE, (herein referred to as grantors) do grant, bargain, sell and convey unto TRACY RAY CALAMAS AND JOHN PETER CALAMAS, (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

COMMENCE AT A SCRIBE IN BRIDGE BEING THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 5, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING THE POINT OF BEGINNING. FROM THIS BEGINNING POINT PROCEED SOUTH 00° 19' 09" WEST ALONG THE EAST BOUNDARY OF THE NORTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST FOR A DISTANCE OF 1294.82 FEET TO AN AXLE IN PLACE BEING THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE PROCEED NORTH 89° 35' 44" WEST ALONG THE SOUTH BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 400.00 FEET; THENCE PROCEED NORTH 09° 48' 41" WEST FOR A DISTANCE OF 1688.78 FEET TO A ½" REBAR IN PLACE; THENCE PROCEED NORTH 68° 50' 01" EAST FOR A DISTANCE OF 416.80 FEET TO A ½" REBAR IN PLACE; THENCE PROCEED NORTH 30° 29' 32" WEST FOR A DISTANCE OF 455.54 FEET (SET ½" REBAR); THENCE PROCEED NORTH 63° 21' 00" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 161.89 FEET TO THE P. C. OF A CONCAVE CURVE LEFT HAVING A DELTA ANGLE OF 17° 51' 28" AND A RADIUS OF 1003.59 FEET; THENCE PROCEED NORTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD AND ALONG THE CURVATURE OF SAID CURVE FOR A CHORD BEARING AND DISTANCE OF NORTH 54° 25' 16" EAST, 311.53 FEET TO THE P. T. OF SAID CURVE; THENCE PROCEED NORTH 45° 57' 10" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID ROAD FOR A DISTANCE OF 195.67 FEET (SET ½" REBAR) BEING LOCATED ON THE EAST BOUNDARY OF THE SOUTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SAID SECTION 5; THENCE PROCEED SOUTH 00° 03' 17" WEST ALONG THE EAST BOUNDARY OF SAID QUARTER-QUARTER SECTION FOR A DISTANCE OF 1305.05 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS LOCATED IN THE SOUTHWEST ONE-FOURTH OF THE SOUTHEAST ONE-FOURTH OF SECTION 5 AND THE NORTHWEST ONE-FOURTH OF THE NORTHEAST ONE-FOURTH OF SECTION 8, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA.

ALL OF THE ABOVE ACCORDING TO THE JUNE 11, 2018 SURVEY BY CHRISTOPHER M. RAY, AL. REG. NO. 26017.

SUBJECT TO:

1. MINERAL AND MINING RIGHTS NOT OWNED BY GRANTORS.
2. EXISTING EASEMENTS FOR PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO WATER, GAS, ELECTRICAL, TELEPHONE AND SEWERAGE.

3. LESS AND EXCEPT ANY PORTION OF SUBJECT PROPERTY LYING WITHIN A ROAD RIGHT OF WAY.

4. RIGHTS OF WAY FOR SHELBY COUNTY HIGHWAY #55 AND HAVEN HILL LANE AS SHOWN ON THE JUNE 11, 2018 SURVEY BY CHRISTOPHER M. RAY, AL. REG. NO. 26017.

5. AGREEMENT AND EASEMENT RECORDED IN DEED BOOK 281, PAGE 274.

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 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.

Pursuant to and in accordance with Section 40-22-1 of the Code of Alabama (1975), the following information is offered in lieu of submitting Form RT-1:

Grantor: ROBERT LESTER WHITMORE AND RUTH E. WHITMORE
 Grantor's Address: 20990 HWY 55, STERRETT, AL 35147
 Grantee: TRACY RAY CALAMAS AND JOHN PETER CALAMAS
 Grantee's Address: HWY. 55, STERRETT, AL 35147
 Tax Parcel ID No.: 05-3-05-0-001-031.000
 Purchase Price: \$95,642.50
 Property Address: HWY. 55, STERRETT, AL 35147
 The Purchase Price or actual value claimed in this Deed can be verified by a Settlement Statement.

21st day of June, 2018. IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s), this the

Robert Lester Whitmore
 ROBERT LESTER WHITMORE

Ruth E. Whitmore
 RUTH E. WHITMORE

STATE OF ALABAMA
 ST. CLAIR COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ROBERT LESTER WHITMORE AND RUTH E. WHITMORE, whose name(s) is/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, he/she/they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2018.



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 06/25/2018 12:20:40 PM
 \$114.00 CHERRY
 20180625000225360

242-18

