

Send tax notice to: Johnnie Cole Danner, 151 Outback Trail, Sterrett, Al. 35147

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

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two hundred twenty-four thousand nine hundred and no/100 (\$224,900.00) Dollars 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

**Jared Hudson and his wife Lauren S. Hudson, whose mailing address is:**

4821 Holly Oaks Drive Mt. Olive 35117

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

**Johnnie Cole Danner and Lauren H. Danner whose mailing address is: 151 Outback Trail, Sterrett, Al. 35147**

(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: 151 Outback Trail, Sterrett, Al. 35147 , 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.

\$209,900.00 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 13 day of July, 2018.

Jared Hudson (SEAL)  
JARED HUDSON  
Lauren S. Hudson (SEAL)  
LAUREN S. HUDSON

State of ALABAMA  
County Of JEFFERSON

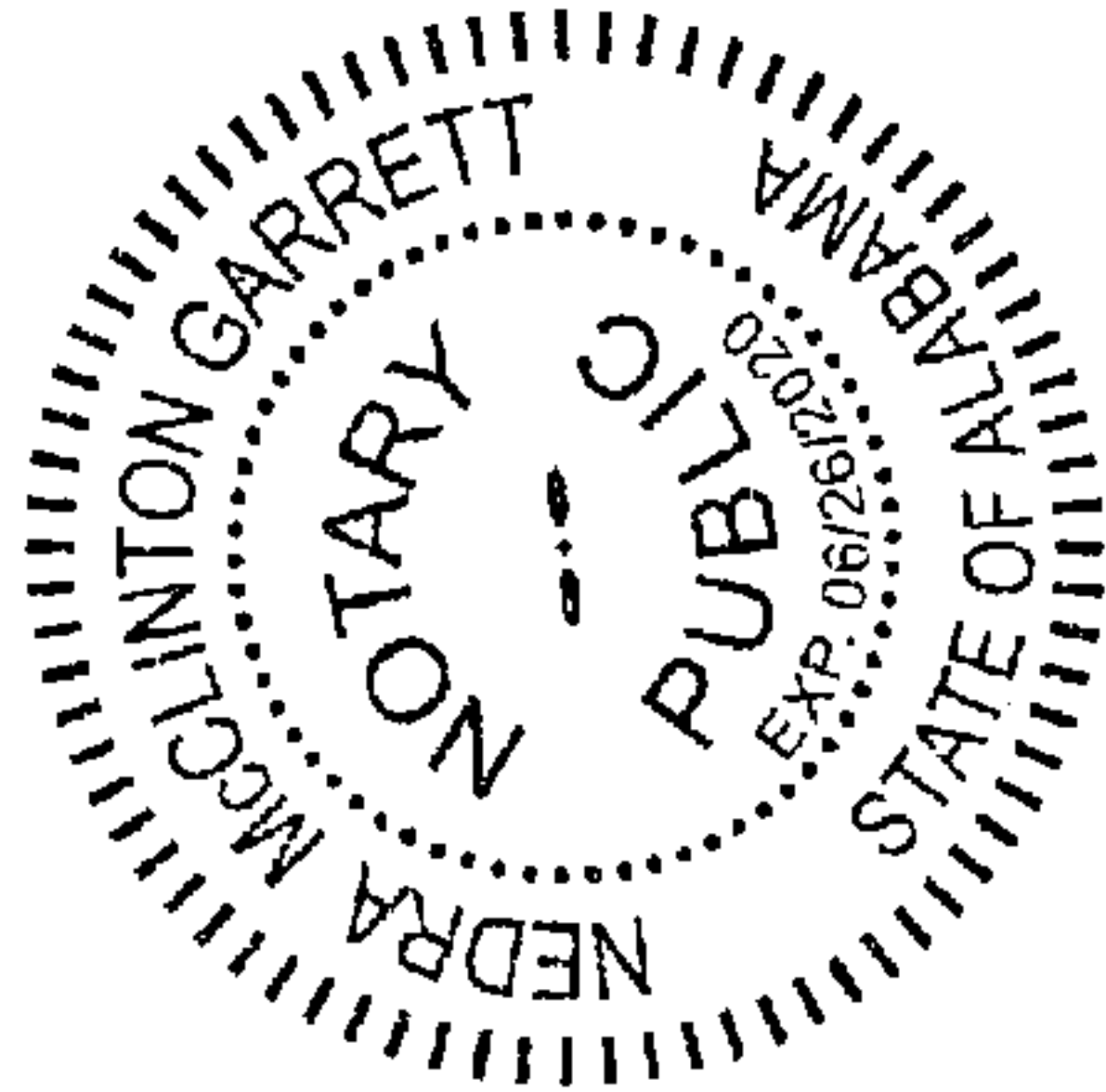
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jared Hudson and his wife Lauren S. Hudson whose name(s) is/ are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the 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 13 day of July, 2018.

Nedra McClinton Garrett  
NOTARY PUBLIC

My commission expires:

6/26/20



**EXHIBIT "A"**

**Parcel One:** Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, thence run N 87 degrees 59' 27" W along the North line of said quarter quarter section a distance of 903.05 feet to a point; thence run S 01 23' 17" W a distance of 592.63 feet to a point; thence run S 57 degrees 26' 10" W a distance of 232.09 feet to a point; thence run N 40 degrees 59' 43" W a distance of 154.27 feet to the point of beginning; thence N 55 degrees 52' 09" E a distance of 49.67 feet to a point; thence run N 16 degrees 03' 29" E a distance of 108.06 feet to a point; thence run S 28 degrees 19' 43" W a distance of 149.63 feet to the point of beginning.

**Parcel Two:** A tract of land situated in the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: West, Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, and run West along the North boundary of said 1/4-1/4 section line 903.05 feet (measured); thence turn left 90 degrees 37' 40" and run Southerly 592.57 feet (measured); thence turn right 56 degrees 01' 29" (measured) and run 232.18 feet, to the point of beginning; thence continue along last described course for 281.00 feet, to a point on the Easterly right of way line of Out Back Trail; thence turn right 100 degrees 13' 38" and run Northwesterly along said Easterly right of way line 155.00 feet; thence turn right 79 degrees 46' 25" and run 231.00 feet; thence turn right 81 degrees 36' 57" and run 154.81 feet, to the point of beginning.

**Parcel Three:** Commence at the NE corner of the SE 1/4 of the NE 1/4 of Section 15, Township 19 South, Range 1 East, Shelby County, Alabama; thence N 87° 59' 27" W, a distance of 903.06 feet; thence S 01° 23' 17" W, a distance of 592.63 feet; thence S 57° 26' 14" W, a distance of 232.09 feet; thence N 40° 59' 49" W, a distance of 154.26 feet to the point of beginning; thence N 28° 18' 52" E, a distance of 149.74 feet; thence S 85° 07' 24" W, a distance of 245.66 feet; thence S 63° 25' 25" W, a distance of 217.90 feet; thence S 51° 36' 22" E, a distance of 221.52 feet; thence N 57° 31' 22" E, a distance of 231.16 feet to the point of beginning.

**Also:**

An access easement across a parcel of land in the Southeast Quarter of the Northeast Quarter of Section 15, Township 19 South, Range 1 East, being the same land described in a deed to William W. and Betty Armstrong, recorded in Instrument No. 1995-35589, of the real property records of Shelby County, Alabama. Said easement being more particularly described as follows: Commencing at the Northeast Quarter of the Southeast Quarter of the Northeast Quarter of said Section 15; thence S 87° 56' 02" E, along a painted line, a distance of 903.05 feet to a point; thence S 01° 22' 20" W, along a painted line, a distance of 198.55 feet to a 1" angle iron, found; thence N 87° 49' 23" W, a distance of 155.03 feet to a 2" pipe, found; thence S 16° 31' 41" E, a distance of 286.34 feet to a 3/8" rebar, found and the point of beginning of the herein described easement; said easement being 10 foot in width and lying immediately Southeasterly of and adjacent to the following described lines; from the point of beginning, run S 84° 57' 14" W, a distance of 244.52 feet, to a point; thence S 63° 17' 36" W, along a painted line, a distance of 218.13 feet to a point on the North line of Outback Trail.

Parcels Two and Three also know as Lot 1 Out Back Subdivision, as recorded in Map Book 21, Page 18, in the Probate Office of Shelby County, Alabama.



Filed and Recorded  
 Official Public Records  
 Judge James W. Fuhrmeister, Probate Judge,  
 County Clerk  
 Shelby County, AL  
 07/16/2018 12:58:57 PM  
 \$36.00 JESSICA  
 20180716000251850