

20181015000364640

10/15/2018 10:05:06 AM

DEEDS 1/2

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 4
Pelham, AL 35124

Send Tax Notice To:
Kayla Taylor
Cecil Lawley
575 Pebble Rd.
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifty Eight Thousand Dollars and No Cents (\$158,000.00)** 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

Josh Holsomback and Amber Lackey Holsomback, husband and wife, whose mailing address is:

5827 Sweet William Terr, Land C Lakes, FL 34639

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

Kayla Taylor and Cecil Lawley, whose mailing address is:

575 Pebble Rd., Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama, the address of which is: 575 Pebble Rd., Montevallo, AL 35115 to-wit:

A panel of land in the Northeast Quarter of the Southwest Quarter of Section 18, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:

Begin at the Southwest corner of the Northeast Quarter of the Southwest Quarter Section 18, Township 22 South, Range 3 West; thence run North along the West line of said Quarter-Quarter for a distance of 664.40 feet; thence turn an angle to the right of 91 degrees 44 minutes 17 seconds and run East for a distance of 900.80 feet; thence turn an angle to the right of 77 degrees 59 minutes and run Southeast for a distance of 403.81 feet; thence turn an angle to the left of 103 degrees 37 minutes 23 second and run Northeast for a distance of 219.00 feet to a point on the West right of way of Pebble Road; thence turn an angle to the right of 98 degrees 07 minutes 48 seconds and run Southeast along the West right of way for a distance of 375.09 feet to a point on the South line of the Northeast Quarter of the Southwest Quarter; thence turn an angle to the right of 107 degrees 13 minutes 55 seconds and run West along the South line for a distance of 1275.02 feet to the point of beginning; being situated in Shelby County, Alabama. Situated in Shelby County, Alabama.

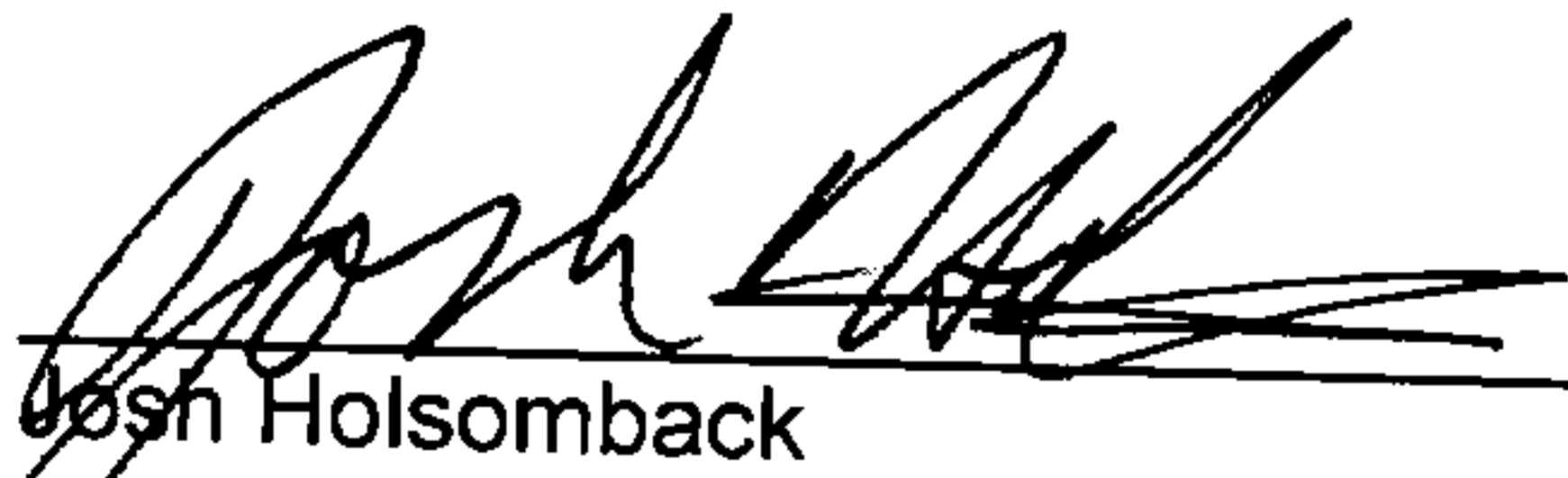
Subject to: All easements, restrictions and rights of way of record.

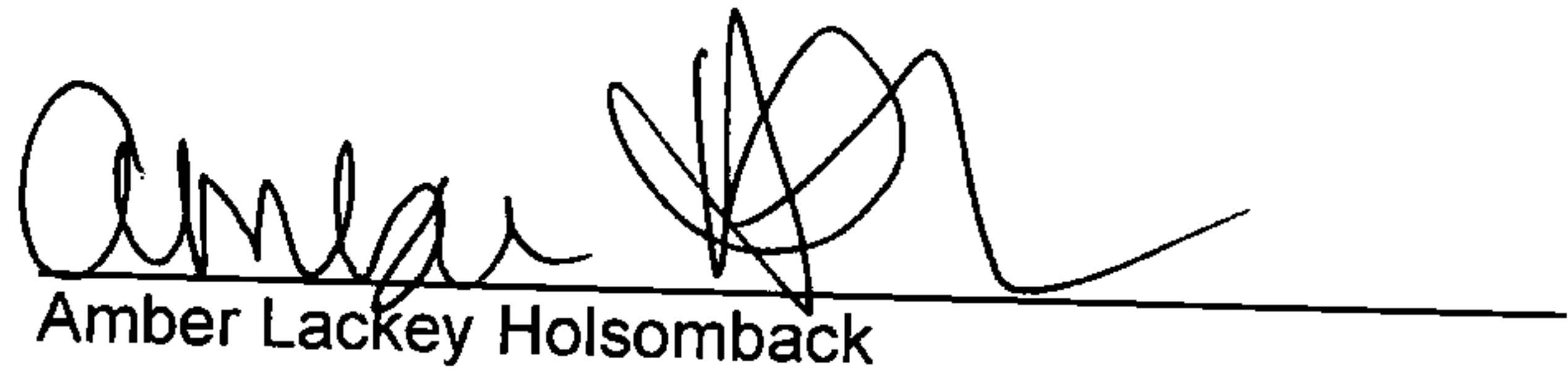
\$155,138.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

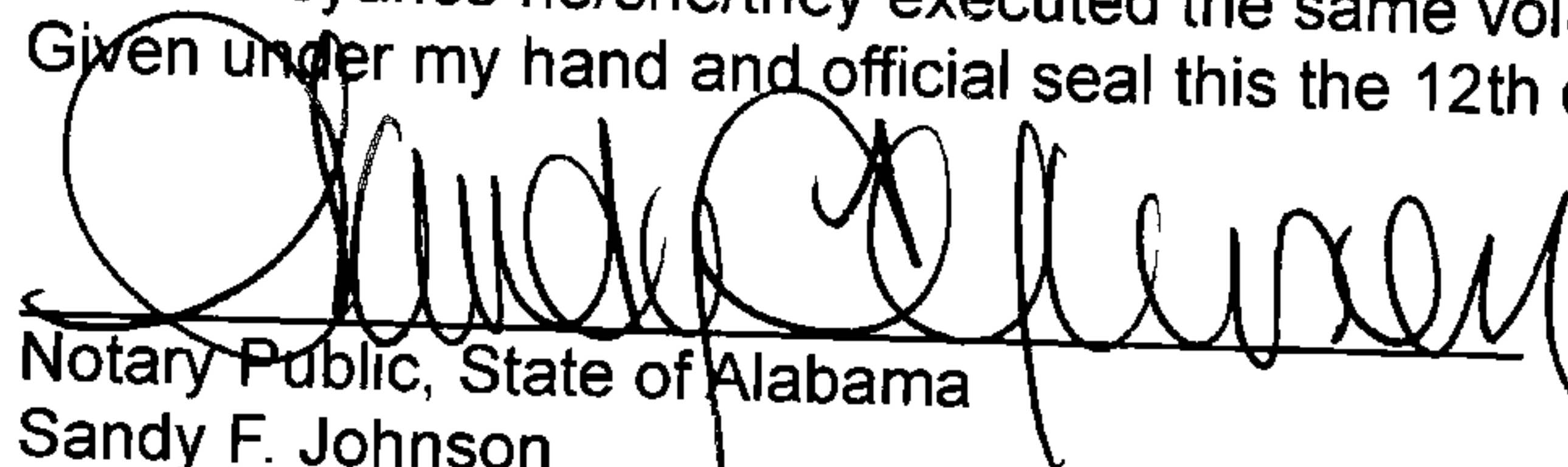
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 12th day of October, 2018.


Josh Holsomback

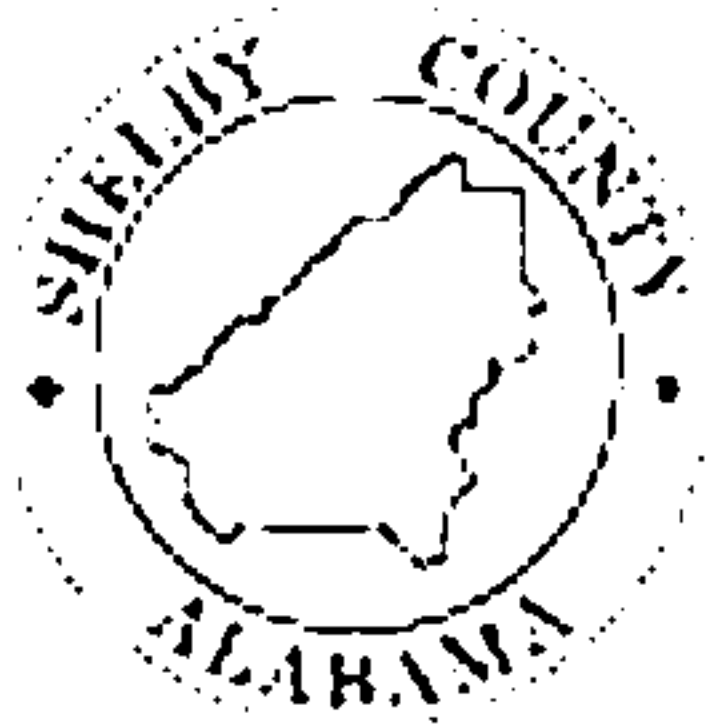

Amber Lackey Holsomback

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Josh Holsomback and Amber Lackey Holsomback, 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 12th day of October, 2018.


Notary Public, State of Alabama
Sandy F. Johnson

Printed Name of Notary
My Commission Expires: February 02, 2019



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/15/2018 10:05:06 AM
\$21.00 CHERRY
20181015000364640

