

This instrument was prepared by:
The Law Office of Jack R. Thompson, Jr., LLC
3500 Colonnade Parkway, Suite 350
Birmingham, AL 35243
(205)443-9027

Send Tax Notice To:
Neil Trevor Rhoden and Buffy Beach
Rhoden
777 N Horton Road
Wilsonville, AL 35186

20181116000405500
11/16/2018 10:55:18 AM
DEEDS 1/2

WARRANTY DEED - JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY) KNOW ALL MEN BY THESE PRESENTS

That, in consideration of \$115,000.00, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, James T. Cutcliff, deceased, Shelby County Probate Case No. PR-2018-000578 (the "Grantor", whether one or more), whose mailing address is 2336 Alborz Glen Hoover, AL 35244, do hereby grant, bargain, sell, and convey unto Neil Trevor Rhoden and Buffy Beach Rhoden (the "Grantees"), whose mailing address is 777 N Horton Road, Wilsonville, AL 35186, as joint tenants with right of survivorship, the following-described real estate situated in Shelby County, Alabama, the address of which is 777 N Horton Road, Wilsonville, AL 35186; to-wit:

PARCEL I:
Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama and run thence South 83 degrees 51 minutes 20 seconds East along the North line of said quarter-quarter section a distance of 60.0 feet to a point; thence run South 00 degrees 03 minutes 19 seconds East a distance of 224.03 feet to a point; thence run North 89 degrees 59 minutes 11 seconds East a distance of 525.75 feet to a point; thence run North 03 degrees 30 minutes 08 seconds West a distance of 324.50 feet to a rebar corner; thence run North 03 degrees 30. minutes 00 seconds West a distance of 454.00 feet to a found rebar corner on the southerly margin of Shelby County Highway No. 61; thence run North 64 degrees 28 minutes 29 seconds East along the said southerly margin of said Highway No. 62 a distance of 29.95 feet to a set rebar corner; thence continue last described course along southerly margin of said Highway 61 a distance of 211.72 feet to a found rebar corner; thence run South 13 degrees 14 minutes 54 seconds East a distance of 208.81 feet to a found rebar corner and the point of beginning of the property, Parcel I being described; thence run South 08 degrees 22 minutes 01 seconds East a distance of 304.26 feet to a found rebar corner; thence run North 71 degrees 19 minutes 30 seconds East a distance of 351.08 feet to a found rebar corner on the westerly margin of Horton Road, a public road; thence run North 23 degrees 42 minutes 24 seconds West along said margin of said Horton Road a distance of 308.46 feet to a found rebar corner; thence run South 69 degrees 38 minutes 31 seconds West a distance of 269.70 feet to the point of beginning.

PARCEL II:
Commence at the Northwest corner of the Northeast Quarter of the Southwest Quarter of Section 22, Township 21 South, Range 1 East, Shelby County, Alabama and run thence south 83 degrees 51 minutes 20 seconds East along the North line of said quarter-quarter section a distance of 60.0 feet to a point; thence run South 00 degrees 03 minutes 19 seconds East a distance of 224.03 feet to a point; thence run North 89 degrees 59 minutes 11 seconds East a distance of 525.75 feet to a point; thence run North 03 degrees 30 minutes 08 seconds West a distance of 324.50 feet to a rebar corner; thence run North 03 degrees 30 minutes 00 seconds West a distance of 454.00 feet to a found rebar corner on the southerly margin of Shelby County Highway No. 61; thence run North 64 degrees 28 minutes 29 seconds East along the said southerly margin of said Highway No. 62 a distance of 29.95 feet to a set rebar corner and the point of beginning of the property, Parcel II, being described; thence continue last described course along southerly margin of said Highway 61 a distance of 211.72 feet to a found rebar corner; thence run South 13 degrees 14 minutes 54 seconds East a distance of 208.81 feet to a found rebar corner; thence run South 08 degrees 22 minutes 01 seconds East a distance of 304.26 feet to a found rebar corner; thence run South 09 degrees 12 minutes 19 seconds East a distance of 14.95 feet to a found rebar corner; thence run South 82 degrees 21 minutes 05 seconds west a distance of 270.73 feet to a set rebar corner; thence run North 03 degrees 32 minutes 32 seconds West a distance of 299.55 feet to a set rebar corner; thence run North 00 degrees 26 minutes 14 seconds East a distance of 164.86 feet to the point of beginning.

Subject to:
(1) ad valorem taxes for the current year and subsequent years;
(2) restrictions, reservations, conditions, and easements of record, if any; and
(3) any minerals or mineral rights leased, granted, or retained by prior owners.

TO HAVE AND TO HOLD unto the said Grantees for and during their joint lives as joint tenants, and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the same Grantee, its heirs, and assigns, that I am (we are) lawfully seized in fee simple of said property; the property is free from encumbrances, unless otherwise noted above; I (we) have a good right to sell and convey the property as aforesaid; and I (we) will and my (our) heirs, executors, and administrators shall warrant and defend the same to the said Grantee, its heirs, and assigns forever, against the lawful claims of all persons.

Note: \$50,000.00 of this purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

IN WITNESS WHEREOF, James T. Cutcliff, deceased, Shelby County Probate Case No. PR-2018-000578, has/have hereunto set his/her/their hand(s) and seal(s) this 14th day of November, 2018.

James T. Cutcliff, deceased, Shelby County Probate Case No. PR-2018-000578

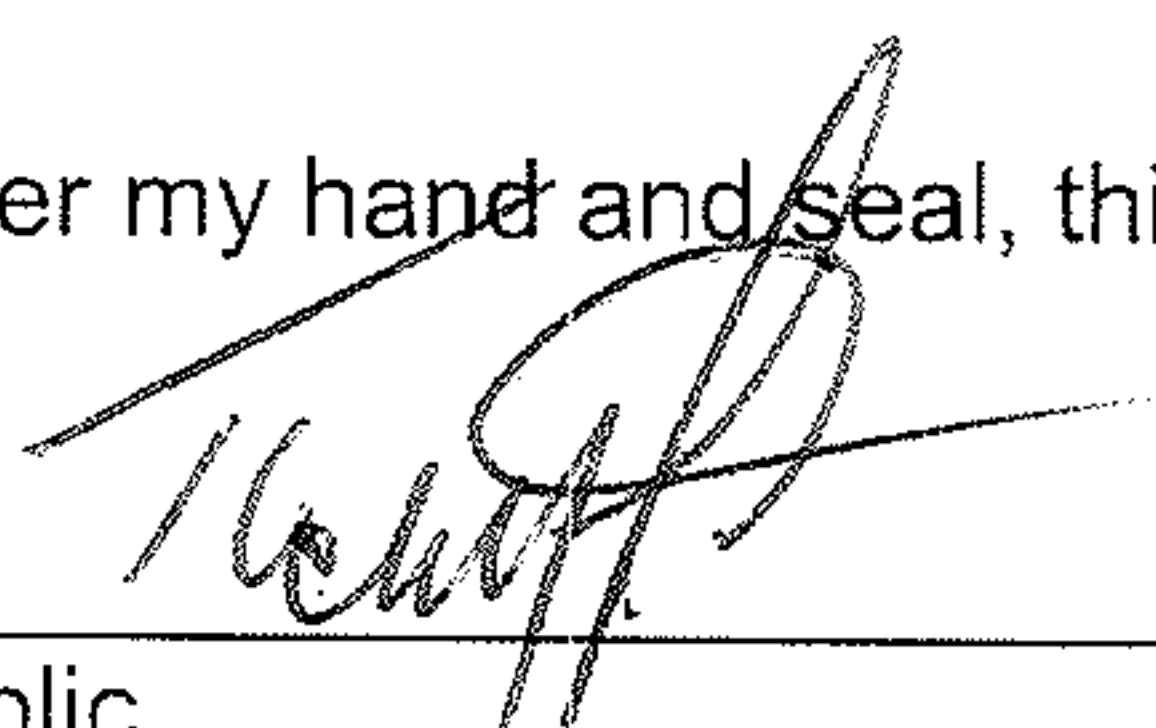
BY: 
Andrew Cyle Cutcliff
Personal Representative of the
Estate of James T. Cutcliff

State of Alabama

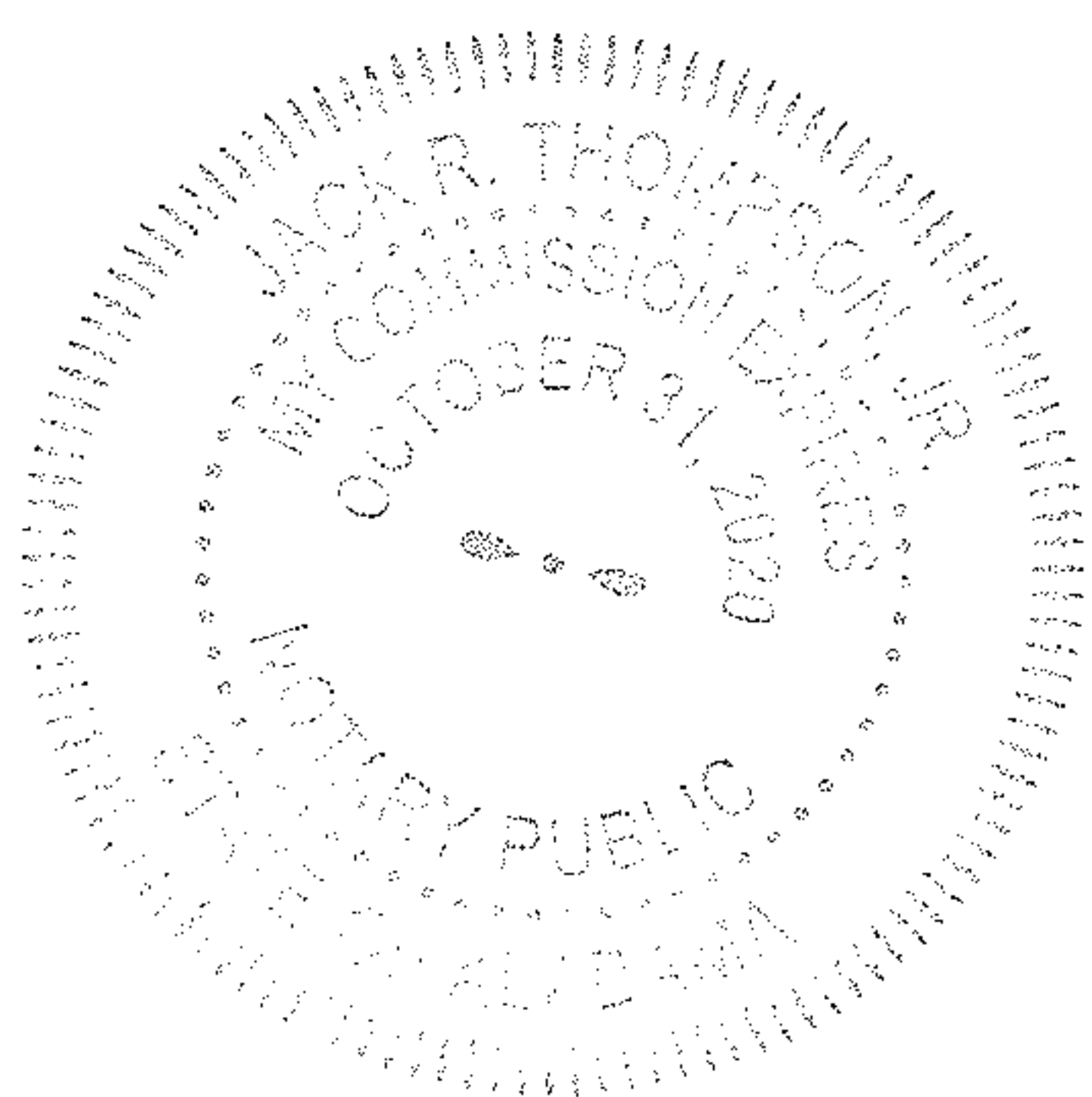
County of Shelby

I, the undersigned, a notary for said County and in said State, hereby certify that Andrew Cyle Cutcliff whose name as Personal Representative of the Estate of James T. Cutcliff is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, in he capacity as such Personal Representative of the Estate, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and seal, this the 14th of November, 2018.


Notary Public

Commission Expires: 10/31/2020



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/16/2018 10:55:18 AM
\$83.00 CHARITY
20181116000405500

