

20190110000011440
01/10/2019 03:49:47 PM
DEEDS 1/3

Return to:
Amrock
662 Woodward Avenue
Detroit, MI 48226

Order Number:
65175297 - 4868014

①
WARRANTY DEED

STATE OF Alabama)
COUNTY OF Shelby)

Send Future Tax Notices to:
5646 Highway 61
Wilsonville, AL 35186

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of One Hundred Fifty-Eight Thousand and 00/100 Dollars (\$158,000.00) and other valuable consideration, to the undersigned Grantor, **CHARLES O. MERRELL and LINDA W. MERRELL**, husband and wife, in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said Grantor, Grantor does, by these presents grant, bargain, sell and convey unto **JUSTIN THOMAS and JENNIFER THOMAS**, husband and wife, herein referred to as Grantee, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 22, Township 21 North, Range 1 East, Shelby County, Alabama; thence S 83°51'20" E, a distance of 60.00' to the point of beginning; thence N 01°25'21" W, a distance of 42.97'; thence N 60°38'53" E, a distance of 233.51'; thence N 12°44'11" W, a distance of 239.97' to the Southerly R.O.W. line of Shelby County Highway 61 and the beginning of a non-tangent curve to the right, having a radius of 3960.00, a central angle of 05°18'14" and subtended by a chord which bears N 63°49'01" E, and a chord distance of 366.45'; thence along the arc of said curve and said R.O.W. line, a distance of 366.58'; thence S 03°30'08" and leaving said R.O.W. line, a distance of 778.53'; thence S 89°59'11" W, a distance of 525.75'; thence N 00°03'19" W, a distance of 224.03' to the point of beginning.

Prior Deed Reference: Instrument Number 20151002000345180.

Parcel ID Number: 205220000013000

Commonly Known As: 5646 Highway 61, Wilsonville, AL 35186

Fair Market Value: \$138,500.00

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property does constitute part of the Grantors' homestead.

TO HAVE AND TO HOLD unto the said Grantee, in fee simple, and Grantee's heirs and assigns forever. And grantor does for ourselves and our heirs and personal representatives covenant with the said Grantee, grantee's heirs and assigns, that grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances and that grantor has a good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs and personal representatives shall warrant and defend the same to the said Grantee, Grantee's heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by Amrock.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

[SPACE INTENTIONALLY LEFT BLANK]

Attached to and becoming a part of Deed between CHARLES O. MERRELL and LINDA W. MERRELL, husband and wife, as Grantor(s), and JUSTIN THOMAS and JENNIFER THOMAS, husband and wife, as Grantee(s).

IN WITNESS WHEREOF, the said Grantor, who is authorized to execute this conveyance hereto sets its signature and seal, this the 7 day of January, 2019.

GRANTORS:

Charles O Merrell
CHARLES O. MERRELL

Linda W. Merrell
LINDA W. MERRELL

STATE OF Alabama)
COUNTY OF Shelby)

I, D. LOUISE PRUITT a Notary Public for the State of Alabama, do hereby certify that CHARLES O. MERRELL and LINDA W. MERRELL, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 7 day of January, 2019.

NOTARY PUBLIC
(NOTARY SEAL) D. LOUISE PRUITT
ALABAMA, STATE AT LARGE
My Commission Expires April 15, 2020

D. Louise Pruitt
Notary Public D. Louise Pruitt
My commission expires: 04-15-2020

This instrument prepared by:
Gregory M. Varner, Esq.
Attorney at Law
215 Narrows Parkway, Suite F
Birmingham, AL 35242
256-354-5464



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/10/2019 03:49:47 PM
\$179.00 CHERRY
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Allie S. Bayl