

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
County of Shelby

Send Tax Notice To: Barry Lynn Thomas and Sandi
Thomas
132 Deer Lane, Vincent, AL 35178

Presents:

THAT IN CONSIDERATION OF Five Hundred and no/100 Dollars (\$500.00) to the undersigned grantor or grantors, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we/I Carl Gann, a Widower(herein referred to as grantor(s)) do grant, bargain, sell and convey unto Barry Lynn Thomas and Sandi Thomas(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Jefferson County, Alabama to-wit:

See attached Exhibit "A" for Legal description

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

Carl Gann is the Surviving Grantee of that certain Warranty Deed, Joint Tenants with Right of Survivorship recorded in Inst. #2002-18813, Carla Gann the other Grantee having died on or about August 8, 2018.

Deed prepared without the benefit of a title exam

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.

Shelby County, AL 01/11/2019
State of Alabama
Deed Tax: \$30.00


20190111000011630 1/4 \$54.00
Shelby Cnty Judge of Probate, AL
01/11/2019 08:38:40 AM FILED/CERT

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 5th day of December, 2018

Carl Gann
Carl Gann

STATE OF Alabama
County of Shelby

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Carl Gann, a widower, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 5th day of December, 2018.



Carla P. Carpenetti
Notary Public
My Commission Expires: 6-29-20

Prepared by: Jeremy Parker
Parker Law Firm LLC
1560 Montgomery Hwy Ste 205
Hoover AL 35216



20190111000011630 2/4 \$54.00
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Exhibit "A"

Commencing at an Alabama Power Company concrete monument on the North bank of the Coosa River and on the West line of Section 29, Township 19 South, Range 3 East, Shelby County, Alabama, said concrete monument having coordinates of North 1,036,400.07 feet and East 338,744.62 feet on the Alabama East Zone State Plane Coordinate System and run North 56 degrees 46 minutes 50 second East (Bearing relative to the Alabama East Zone State Plane Grid) a distance of 3116.85 feet to a point in the centerline of Glaze Road (AKA Old Ferry Road) a public road; thence run South 75 degrees 06 minutes 20 seconds East, along said centerline of said road, a distance of 85.57 feet; thence run North 82 degrees 28 minutes 10 seconds East, along said centerline of said centerline of said road, a distance of 313.91 feet; thence run South 84 degrees 47 minutes 30 seconds East along said centerline of said road, a distance of 380.61 feet; thence run North 88 degrees 41 minutes 00 seconds East, along said centerline of said road, a distance of 209.49 feet; thence run North 85 degrees 08 minutes 20 seconds East along said centerline of said road, a distance of 453.63 feet; thence run North 82 degrees 44 minutes 20 seconds East along said centerline of said road, a distance of 40.60 feet to a "magnail", thence continue North 82 degrees 44 minutes 20 seconds East, along said centerline of said road, a distance of 288.06 feet to a "magnail", being the point of beginning of the herein described 3.46 acres Parcel; thence run North 82 degrees 45 minutes 17 seconds East along said centerline of said road, a distance of 64.06 feet to a "magnail", thence run North 89 degrees 26 minutes 32 seconds East along said centerline of said road, a distance of 131.03 feet to a "magnail"; thence leaving said road run South 5 degrees 51 minutes 09 seconds West a distance of 803.98 feet to an existing ½" rebar; thence run North 84 degrees 08 minutes 50 seconds West a distance of 188.00 feet to a ½" rebar on a fenceline; thence run North 5 degrees 30 minutes 43 seconds East, along said fence line, a distance of 774.85 feet to the point of beginning; said described Parcel containing 3.46 acres, more or less.



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