

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Mike Betz
3922 ~~3850~~ Westover Road
Westover, AL 35147

STATE OF ALABAMA)

STATUTORY WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Five Hundred Thousand and 00/100 (\$500,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Edward Bahr and Sandra L. Bahr, husband and wife**, (hereinafter referred to as GRANTORS), whose address is 2491 Idle Court, The Village, FL. the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Mike Betz and Renee Betz, husband and wife**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land situated in the SW 1/4 of Section 22 and the NW 1/4 of Section 27, all in Township 19 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Begin at the NW corner of the SE 1/4 of the SW 1/4 of above said Section 22, said point being the point of beginning; thence South 00 deg. 52 min. 18 sec. West, a distance of 696.04 feet; thence North 88 deg. 07 min. 12 sec. East, a distance of 230.79 feet; thence South 29 deg. 08 min. 40 sec. East, a distance of 457.29 feet; thence South 10 deg. 34 min. 09 sec. West, a distance of 309.58 feet to the Northerly right of way line of Westover Road (Old Highway 280). 120 foot right of way; thence South 87 deg. 10 min. 32 sec. East and along said right of way line a distance of 907.93 feet; thence North 00 deg. 35 min. 16 sec. East and leaving said right of way line, a distance of 1423.92 feet; thence North 88 deg. 08 min. 14 sec. West, a distance of 322.56 feet; thence North 89 deg. 51 min. 12 sec. West, a distance of 985.05 feet to the point of beginning. All being situated in Shelby County, Alabama.

Property Address: 3850, 3922 and 3934 Westover Road, Westover, AL 35147


Sandra L. Bahr and Sandra Bahr are one and the same person.


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$450,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.


TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 14 day of February, 2019.


Edward Bahr


Sandra L. Bahr

Shelby County, AL 02/22/2019
State of Alabama
Deed Tax: \$50.00


20190222000056270 1/2 \$68.00
Shelby Cnty Judge of Probate: AL
02/22/2019 08:17:41 AM FILED/CERT

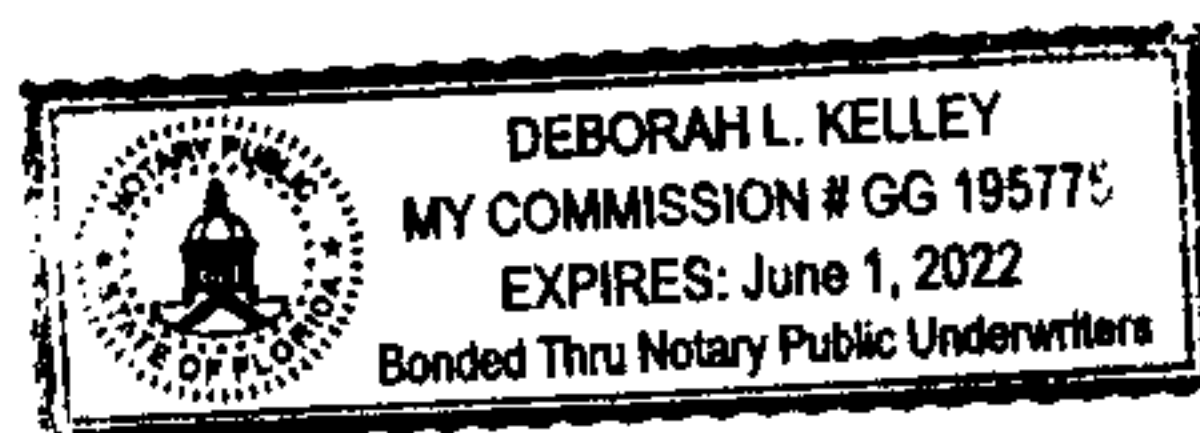
STATE OF FLORIDA)
COUNTY OF SUMTER)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Edward Bahr and Sandra L. Bahr, husband and wife whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 14 day of February, 2019.

Deborah L. Kelley
NOTARY PUBLIC

My Commission Expires: 6-1-2022



20190222000056270 2/2 \$68.00
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