

20190424000134020

Prepared by:
Cassy L. Dailey
Attorney at Law
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

04/24/2019 11:06:07 AM
DEEDS 1/2

Send Tax Notice To:
Mario F. Waybright
Lasharia M. Waybright
113 Kilkerran Lane
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Twenty Five Thousand Dollars and No Cents (\$25,000.00)** 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

Forest L. Carter Jr. and Devin L. Carter, husband and wife, whose mailing address is:

4563 South Shades Crest Road, Helena, AL 35022

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

Mario F. Waybright and Lasharia M. Waybright, whose mailing address is:

113 Kilkerran Lane, Pelham, AL 35124

(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: 4518 South Shades Crest Rd., Helena, AL 35080 to-wit:

Part of the SE 1/4 of the NE 1/4 of Section 14, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

From an existing 3" pipe being the locally accepted NW corner of SE 1/4 of NE 1/4 of said Section 14, run in an easterly direction along the north line of said 1/4 -1/4 section for a distance of 498.92 feet to an existing iron rebar set by Weygand and being the point of beginning; thence continue in an easterly direction along last mentioned course for a distance of 521.15 feet to an existing iron rebar set by Weygand; thence run an angle the right of 148°-19'-40" and run in a southwesterly direction along the northwest right-of-way line of South Shades Crest Road for a distance of 380.67 feet to an existing old iron rebar set by Weygand; thence turn an angle to the left of 5°-33'-10" and run in a southwesterly direction along the northwest right-of-way line of South Shades Crest Road for a distance of 105.34 feet to an existing iron rebar set by Weygand; thence turn an angle to the right of 90' and run in a northwesterly direction for a distance of 187.14 feet to an existing Iron rebar set by Weygand; thence turn an angle to the right of 37°-13'-30" and run in a northerly direction for a distance of 114.64 feet, more or less, to the point of beginning.

LESS AND EXCEPT:

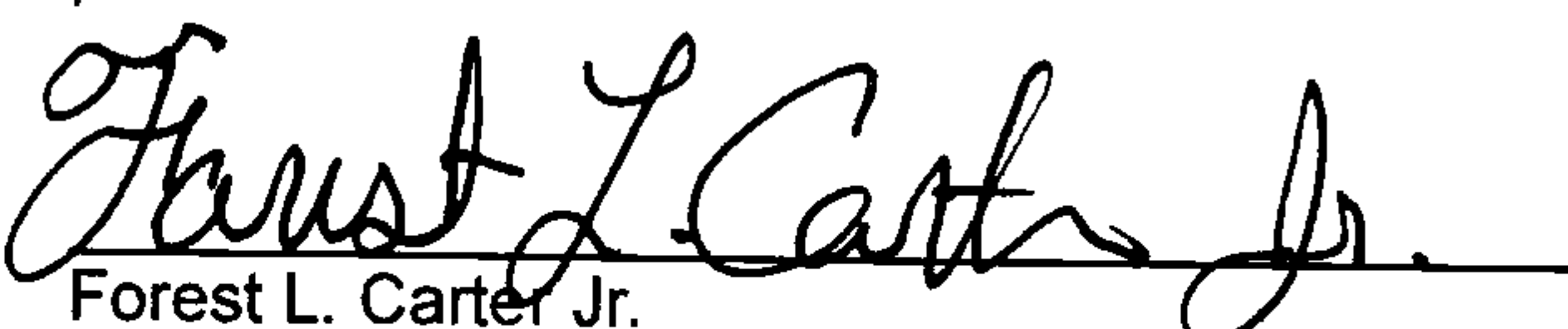
Commence at the Northeast corner of the Southeast Quarter of the Northeast Quarter of Section 14, Township 20 South, Range 4 West of the Huntsville Principal Meridian, Shelby County, Alabama; thence in a Westerly direction along the North boundary of said quarter-quarter section to the Northwest right-of-way of a public road (South Shades Crest Road); thence continue in a Westerly direction along said North boundary 464.47 feet to the Point of Beginning; thence continue in a Westerly direction along said North boundary 56.68 feet; thence turn an angle of 90 degrees 00' to the left in a Southerly direction 114.24 feet; thence turn an angle of 37°13'30" to the left in a southeasterly direction 187.14 feet to the intersection with said Northwest right-of-way; thence run an angle of 90 degrees 00' to the left in a Northeasterly direction along said right-of-way 114.24 feet; thence turn an angle of 90 degrees 00' to the left in a Northwesterly direction 243.82 feet to the Point of Beginning.

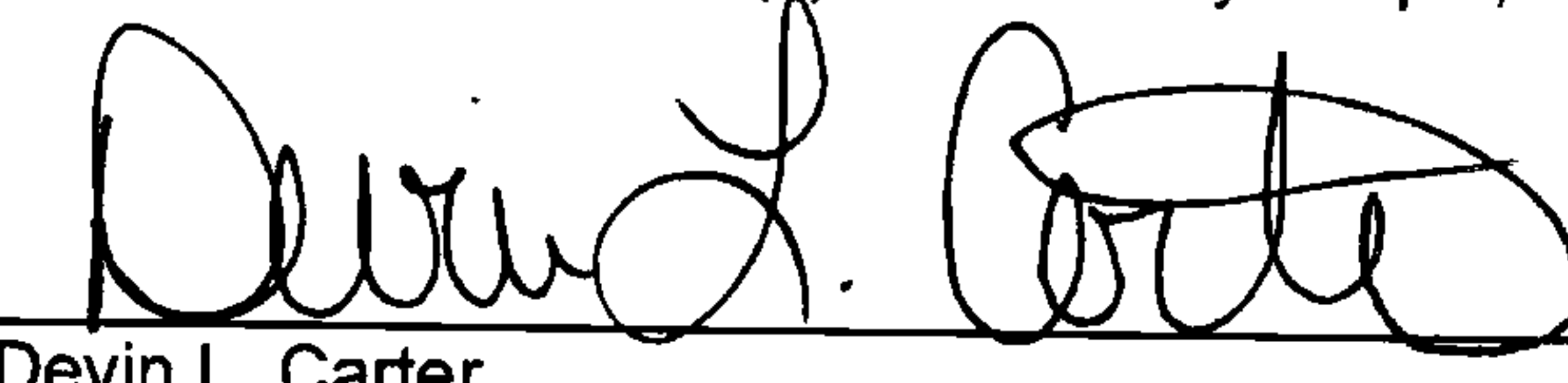
Subject to: All easements, restrictions and rights of way of record.

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.

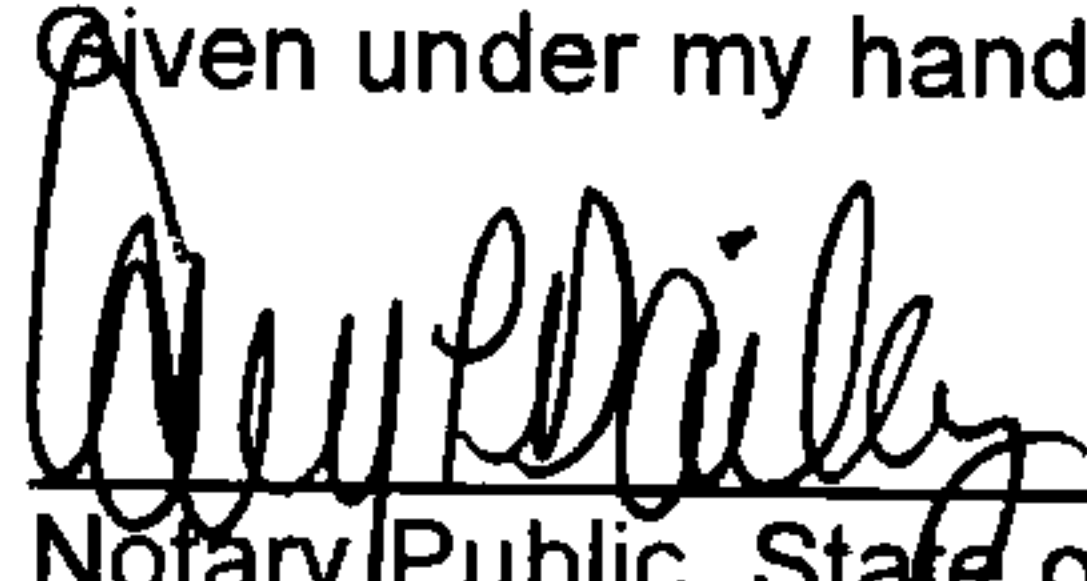
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 9th day of April, 2019

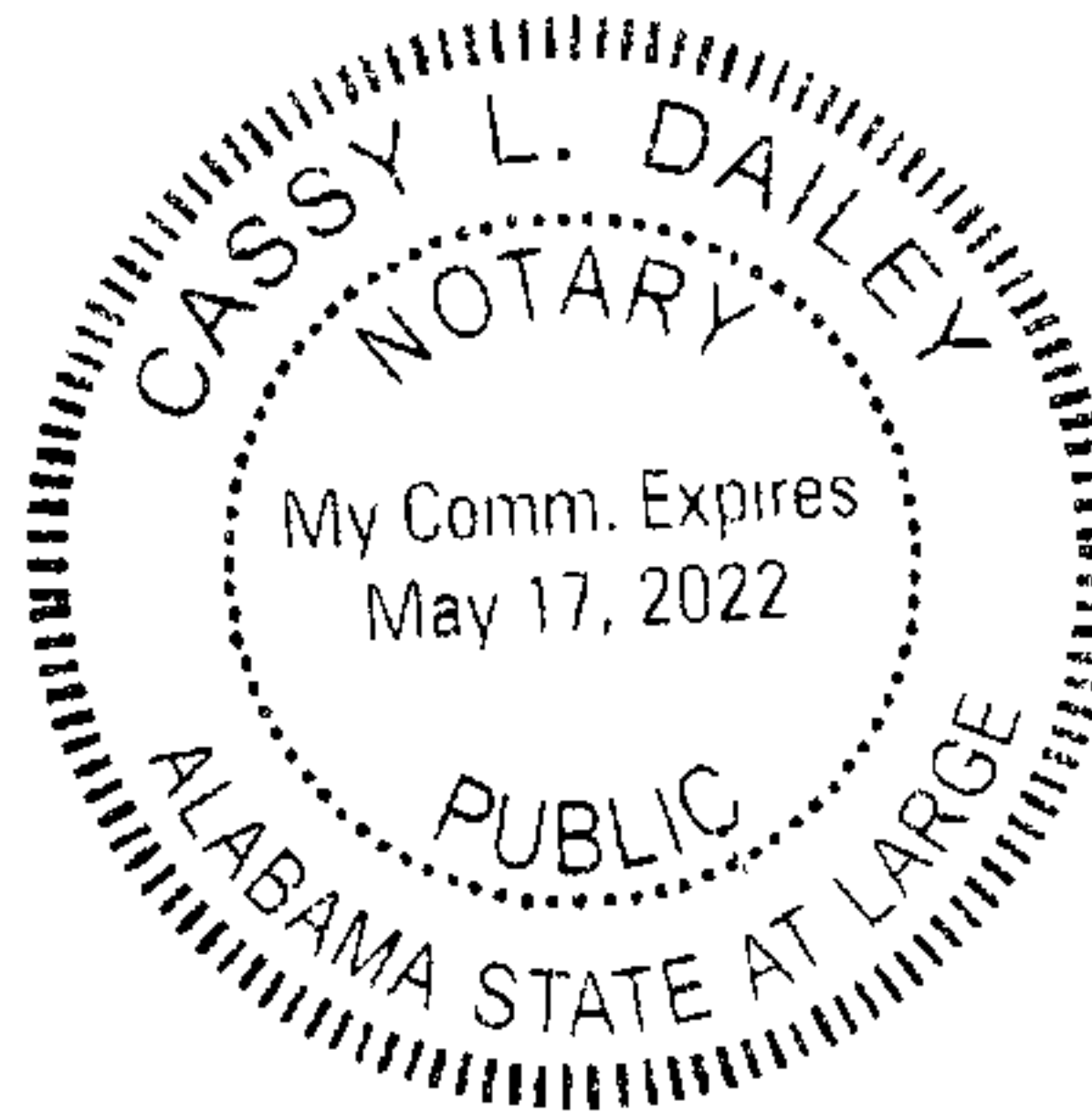

Forest L. Carter Jr.


Devin L. Carter

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Forest L. Carter Jr. and Devin L. Carter, 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 9th day of April, 2019.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: 5-17-22



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/24/2019 11:06:07 AM
\$43.00 CHERRY
20190424000134020

