

THIS DEED WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR SURVEY.

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
CHARLES K. AMOS, TERESA M. AMOS, and
TYLER EDWARD AMOS
813 SAINT CHARLES LANE
HELENA, ALABAMA 35080

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, We, CHARLES K. AMOS and wife, TERESA M. AMOS, [herein referred to as Grantors, whether one or more], do grant, bargain, sell and convey unto CHARLES K. AMOS and wife, TERESA M. AMOS and TYLER EDWARD AMOS [herein referred to as Grantees], as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Begin at the NE corner of the SE ¼ of the SE ¼ of Section 13, Township 20 South, Range 3 West, SHELBY County, Alabama, thence South 0 degrees 00 minutes 00 seconds East a distance of 156.41 feet; thence North 78 degrees 01 minute 05 seconds West a distance of 350.52 feet to the Easterly right of way of Shelby County Highway 361 and a point on a curve to the left having a central angle of 10 degrees 07 minutes 56 seconds and a radius of 2688.40 feet; said curve subtended by a chord bearing North 16 degrees 55 minutes 16 seconds and a chord distance of 474.80 feet; thence along the arc of said curve and along said right of way a distance of 475.41 feet; thence South 74 degrees 15 minutes 35 seconds East and leaving said right of way a distance of 57.18 feet; thence North 66 degrees 05 minutes 22 seconds East at 178.06 feet; thence South 1 degree 47 minutes 26 seconds West a distance of 428.43 feet to the beginning. Situated in SHELBY County, Alabama.

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

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that same is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, We have hereunto set our hands and seals this 3rd day of June, 2019.

Charles K. Amos
CHARLES K. AMOS

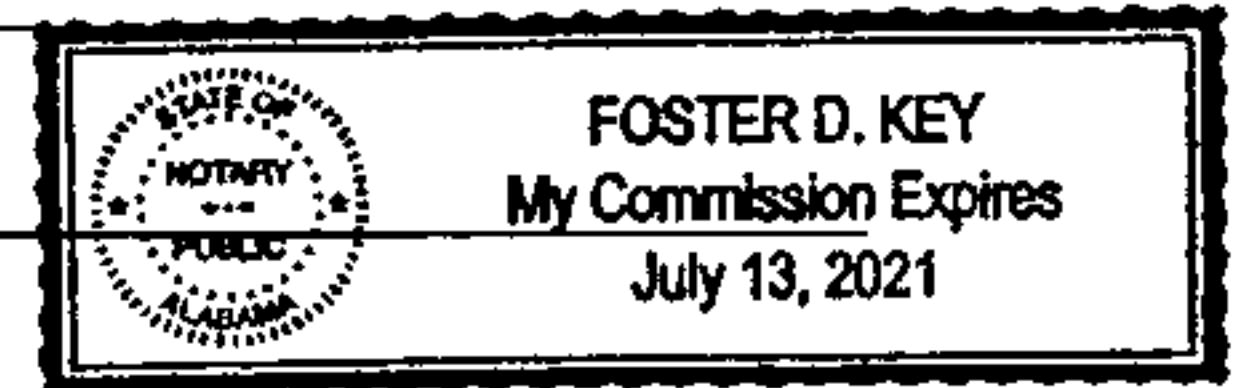
Teresa M. Amos
TERESA M. AMOS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a notary public in and for said county, in said state, hereby certify that, CHARLES K. AMOS and TERESA M. AMOS, 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 conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of June, 2019.

Foster D. Key
NOTARY PUBLIC
My Commission Expires:



Grantor's Name: Charles K. Amos
Teresa M. Amos

Grantee's name: Charles K. Amos
Teresa M. Amos
Tyler Edward Amos

Mailing Address: 813 Saint Charles Lane
Helena, AL 35080

813 Saint Charles Lane
Helena, AL 35080

Property Address: 420 Highway 361
Pelham, AL 35124

Date of Sale:
Total Purchase Price
or
Actual Value
or
Assessor's Market Value: \$89,760.00

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statements

☐ Appraisal
☒ Other: Tax Assessor

$\frac{1}{3} = 29,920.00$



20190607000201260 2/2 \$49.00
Shelby Cnty Judge of Probate, AL
06/07/2019 03:31:24 PM FILED/CERT