

Prepared by:
Michael D. Brymer
Massey, Stotser & Nichols, PC
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 20195279

Send Tax Notice To:
Jeffrey H. Flannery Judith Lynn Early
Flannery
Hwy 41
AL

WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Two Hundred Fifteen Thousand Seven Hundred Thirty Dollars and No Cents (\$215,730.00)** and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, **Janis Clayton Cordell, an unmarried woman** (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto **Jeffrey H. Flannery and Judith Lynn Early Flannery** (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Janis Clayton Cordell is the Surviving grantee of that deed recorded in Deed Book 314, Page 189, the other grantee, Robert Henry Cordell, Jr., having died on February 22, 2009.

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 that one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this the 1st day of August, 2019.


Janis Clayton Cordell

State of Alabama
County of Jefferson

I, Michael D Brymer a Notary Public in and for said County in said State, hereby certify that Janis Clayton Cordell 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 the conveyance, she executed the same voluntarily for and as her act on the day the same bears date.

Given under my hand and official seal this the 1st day of August, 2019.


Notary Public: Michael D Brymer
My Commission Expires: September 25, 2021

EXHIBIT "A"

Legal Description:

That part of the NE 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama described as follows:

Begin at the northeast corner of said 1/4-1/4 section and run thence westerly along the north line of said 1/4-1/4 section a distance of 395.14 feet; thence turn an angle to the left of 91 degrees 13 minutes and run southerly 415.90 feet; thence turn an angle to the left of 72 degrees 02 minutes 30 seconds and run southeasterly 401.79 feet to the east line of said 1/4-1/4 section; thence turn an angle to the left of 106 degrees 33 minutes 30 seconds and run northerly along said east line 531.17 feet to the point of beginning;

Also, a 15 foot non exclusive easement for a drive 7 .5 feet on either side of a centerline described as follows:

Commence at the northwest corner of the above described tract of land; thence southerly along the west line of said parcel 321.02 feet to a point, such point being the point of beginning of the centerline of the easement described herein; from such point of beginning turn an angle of 93 degrees 49 minutes left and run westerly along said centerline 108.35 feet; thence turn an angle to the right of 20 degrees 25 minutes 30 seconds and run along said centerline 233.95 feet; thence turn an angle to the left of 48 degrees 45 minutes 30 seconds and run along said centerline 81.78 feet; thence turn an angle to the right of 79 degrees 12 minutes 30 seconds and run along said centerline 92.93 feet to a point on the easterly right of way line of County Highway No. 41, such point being the point of termination of such centerline.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name	Janis Clayton Cordell	Grantee's Name	Jeffrey H. Flannery Judith Lynn Early Flannery
Mailing Address	2304 Calvin Drive Birmingham, AL 35216	Mailing Address	3810 Double Oak Lane Birmingham, AL 35242
Property Address	Hwy 41 , AL	Date of Sale	August 01, 2019
		Total Purchase Price	\$215,730.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

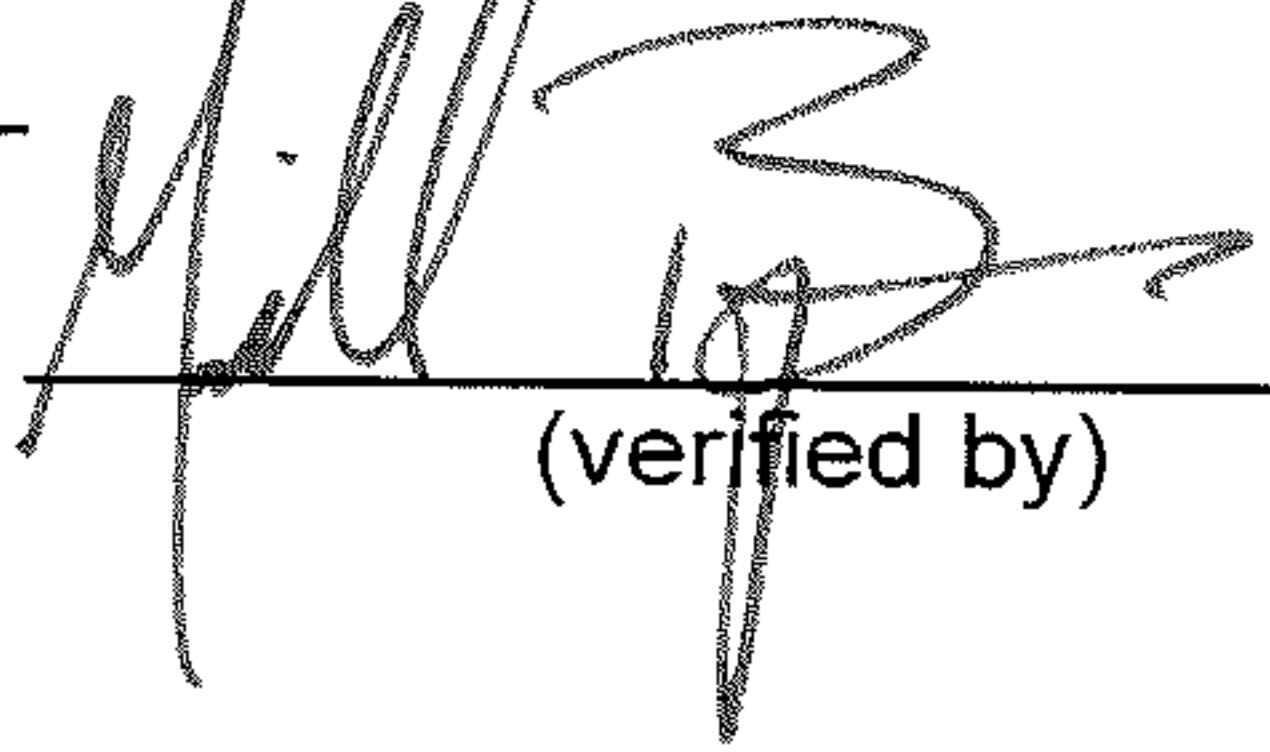

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date	August 01, 2019	Print	Janis Clayton Cordell
Unattested	 (verified by)	Sign	 (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2019 03:13:38 PM
\$237.00 CHARITY
20190802000279020

Allen S. Bayl