

This instrument was prepared by:
Randall K. Richardson
PRUITT & RICHARDSON, P.C.
#2 16th Street North
Pell City, Alabama 35125

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of ONE HUNDRED SEVENTY-SEVEN THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$177,250.00)* to the undersigned GRANTORS, WILLIAM HAROLD GARRETT and LYNDIA SUE GARRETT, husband and wife, (herein referred to as GRANTORS), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do by these presents, grant, bargain, sell and convey unto JACOB FIELDS and ASHLEY W. FIELDS, (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

Commence at the Southwest corner of the NW ¼ of the NE ¼ of Section 32, Township 19 South, Range 2 East; thence run East along the South boundary line of said quarter-quarter section for a distance of 9.85 feet to the point of beginning; thence continue along last said course for a distance of 309.47 feet; thence turn an angle of 92 degrees 49 minutes 15 seconds to the left and run a distance of 458.56 feet; thence turn an angle of 97 degrees 26 minutes 04 seconds to the left and run a distance of 295.02 feet to the East right of way line of Shelby County Road 444; thence turn an angle of 80 degrees 59 minutes 46 seconds to the left and run along said road right of way line for 239.79 feet; thence turn an angle of 01 degree 53 minutes 05 seconds to the right and run along said road right of way line for 165.76 feet to the point of beginning.

SUBJECT TO:

1. Mineral and Mining right not owned by Grantor(s).
2. Ad valorem taxes due October 1, 2019 and thereafter.
3. Transmission line permits granted Alabama Power Company as recorded in Deed Book 107, Page 233.
4. Easements to South Central Bell as recorded in Deed Book 313, Page 736 and Deed Book 314, Page 509.
5. Right of way to Shelby County as recorded in Deed Book 226, Page 497.

*The consideration noted herein can be verified by Closing Disclosure/Settlement Statement in accordance with §40-22-1, Code of Alabama (1975).

** \$168,387.00 of the above recited consideration is being financed by a Purchase Money Mortgage of even date herewith.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives and upon 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 of reversion. And said GRANTORS do for themselves, their successors and assigns, covenant with said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall warrant and defend the same to said GRANTEES, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WILLIAM HAROLD GARRETT and LYNDIA SUE

GARRETT have hereunto set their hands and seals this the 31 day of JULY, 2019.

William Harold Garrett (SEAL)
WILLIAM HAROLD GARRETT

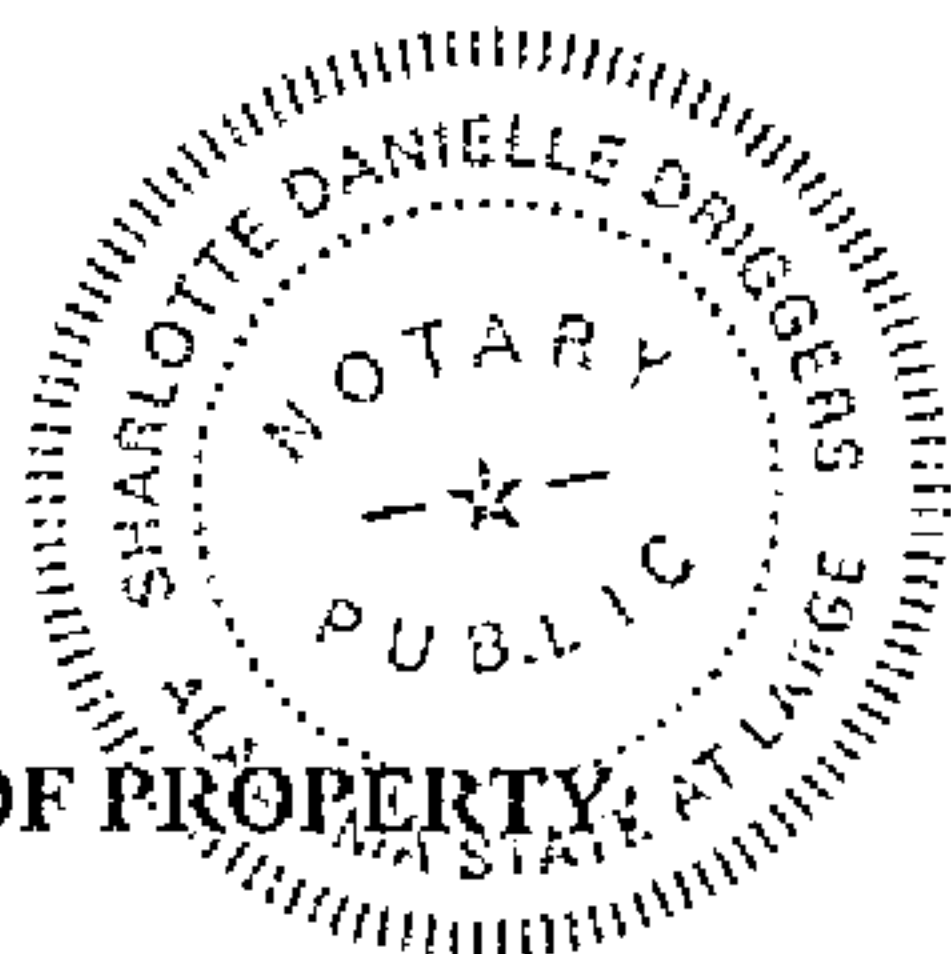
Lynda Sue Garrett (SEAL)
LYNDIA SUE GARRETT

STATE OF ALABAMA)

COUNTY OF ST. CLAIR)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that WILLIAM HAROLD GARRETT and LYNDIA SUE GARRETT, 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 and with full authority on the day the same bears date.

Given under my hand and official seal, this the 31 day of JULY, 2019.



SD Briggs
Notary Public
My Commission Expires: 04-25-21

PHYSICAL ADDRESS OF PROPERTY:
1300 Farmingdale Rd.
Harpersville, AL 35078

GRANTOR'S ADDRESS:
341 Primrose Ln.
Harpersville, AL 35078

GRANTEE'S ADDRESS
1300 Farmingdale Rd.
Harpersville, AL 35078



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/07/2019 02:11:52 PM
\$27.00 CHERRY
20190807000285100

Allen S. Bayl