

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

Send Tax Notice To:
Samuel P. Bright
Anna N. Strachan
8581 Highway 10
Montevallo, AL 35115

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Forty Five Thousand Dollars and No Cents (\$145,000.00)** 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

Estate of James C. Mandel, Sr., Probate Case #2017-000785 and Carol Mandel, an unmarried woman, whose mailing address is:
8581 Highway 10, Montevallo, AL 35115

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

Samuel P. Bright and Anna N. Strachan, whose mailing address is:

3050 County Road 107, Randolph, AL 36792

(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: 8581 Highway 10, Montevallo, AL 35115 to-wit:

Part of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 4 West, being more particularly described as follows:

Begin at the SE corner of said SE 1/4 of SW 1/4 and run in a Westerly direction along the South line of said 1/4 - 1/4 section a distance of 250.9 feet, more or less, to a point on the SW right of way line of the Boothton-Montevallo Road (Shelby Co. #10 Highway) for a point of beginning; thence continue last described course in a Westerly Direction for a distance of 1075.1 feet to the Southwest corner of said SE 1/4 of SW 1/4; thence turn an angle of 89 degrees 38 minutes 45 seconds in a Northerly direction and along the West line of said 1/4 - 1/4 section a distance of 278.7 feet; thence turn right an angle of 90 degrees 30 minutes in an Easterly direction for a distance of 991.3 feet, more or less, to a point on the SW boundary of said road; thence turn right an angle of 74 degrees 19 minutes 15 seconds in a Southeasterly direction and along the SW line of said road a distance of 297.1 feet, more or less, to the point of beginning.

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

\$130,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 31st day of July, 2019.

ESTATE OF JAMES C. MANDEL, SR., PROBATE
CASE #2017-000785

Carol Mandel - Personal Carol Mandel
Carol Mandel Representative Carol Mandel
Personal Representative

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carol Mandel, Individually, and Carol Mandel, Personal Representative for the Estate of James C. Mandel, Sr., Probate Case #2017-000785, 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 with full authority on the day the same bears date. Given under my hand and official seal this the 31st day of July, 2019.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/08/2019 10:15:22 AM
\$32.50 CATHY
20190808000286340

Allen S. Bayl