

THIS INSTRUMENT PREPARED BY:
KATHERINE H. WATKINS, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Robert Desantis, Sr.
996 Butler Road
Alabaster, AL 35007

STATE OF ALABAMA)

GENERAL WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Ninety Thousand and 00/100 (\$190,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Jeffery S. Lackey and Sheila K. Lackey, husband and wife**, (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **Robert Desantis, Sr. and Margaret Desantis**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

A parcel of land located in the Northwest Quarter of the Northwest Quarter of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of the Northwest Quarter of the Northwest Quarter of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama; thence run Westerly along the south line of said Quarter-Quarter, being the North line of windy Oaks, Phase 3, as recorded in Map Book 15, page 113, a distance of 201.47 feet to the point of beginning; thence continue along the same course Westerly a distance of 128.22 feet; thence right 90 deg. 22 min. 53 sec. a distance of 116.81 feet to the Southerly Right of Way of Shelby County Highway No. 12; thence right 90 deg. 53 min. 26 sec. to the chord of a curve to the right along said right of way with a radius of 1869.89 feet and a chord length of 127.95 feet; thence run along the arc of said curve a distance of 127.97 feet; thence right 88 deg. 58 min. 01 sec. from said chord a distance of 13.97 feet to the point of beginning. Situated in Shelby County, Alabama.

Property Address: 996 Butler Road, Alabaster, AL 35007


Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.


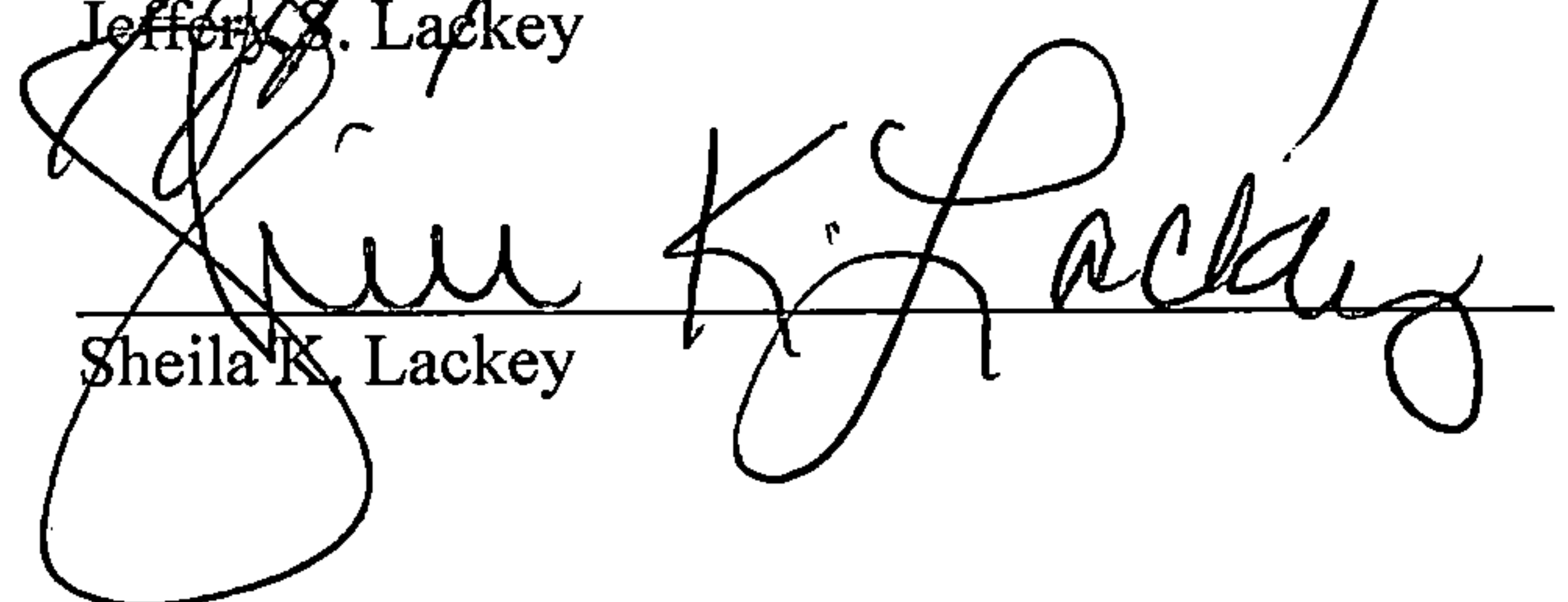
\$175,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 25th day of November, 2019.


20191126000438780 1/2 \$39.50
Shelby Cnty Judge of Probate, AL
11/26/2019 08:16:24 AM FILED/CERT


Jeffery S. Lackey

Sheila K. Lackey

Shelby County, AL 11/26/2019
State of Alabama
Deed Tax: \$14.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Jeffery S. Lackey and Sheila K. Lackey, husband and wife 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 Instrument signed their names voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 25th day of November, 2019.

Katherine H. Watkins

NOTARY PUBLIC

My Commission Expires: 08/14/2021



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