

10,000

WARRANTY DEED

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notices to:

James H McDonald
613 Shelby Street
Montevallo, AL 35115

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, and to settle a family succession, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, **JAMES H MCDONALD AND WIFE JAN CAREY-MCDONALD**, of, of 613 Shelby Street, Montevallo, AL 35115, do grant, bargain, sell, and convey unto James H McDonald and wife Jan Carey-McDonald and Kirk M Morey, a married man, for and during their joint lives and upon the death of any of them, then to the survivor(s) 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:

A part of Island Street and a part of Lots 42, 43, and 44 according to the Original Plat of the Town of Montevallo being more particularly described as follows:

Commence at the intersection of the W right of way of Shelby Street and the N right of way of Island Street, the Point of Beginning: Thence run SW along the N right of way of Island Street 160.21 feet; thence turn 90°43'41" right and run 85.35 feet; thence turn right 89°18'39" and run 60 feet; thence turn right 89°44'54" and run 10 feet; thence turn left 89°43'05" and run 99.99 feet to the W right of way of Shelby Street; thence turn right 90°39'16" and run 75.25 feet along said right of way to the point of Beginning.

Source of title: A warranty deed from Janice Seaman to grantors herein, executed 07 August 2017 and recorded on 17 August 2017 at certificate number 2017:0817000299040: in the Shelby County Alabama Probate Office. It is the

Shelby County, AL 12/20/2019
State of Alabama
Deed Tax: \$69.50


20191220000473560 1/3 \$97.50
Shelby Cnty Judge of Probate, AL
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intent of this instrument to convey the property therein, whether or not correctly described above.

The conveyed property forms the homestead of the grantors, and is valued at \$69,183.34, which is a third of the evaluation of the Shelby County Property Tax Commissioner of the entire parcel as of 2019.

To have and to hold to the said grantees for and during their joint lives and upon the death of any of them, then to the survivor(s) of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

JAMES H MCDONALD AND WIFE JAN CAREY-MCDONALD, do for themselves and for their administrators, heirs, and successors covenant with the said grantee, her heirs and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will and their administrators, heirs, and successors 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, **JAMES H MCDONALD AND WIFE JAN CAREY-MCDONALD**, have set our hands and seals, this 13 December 2019.

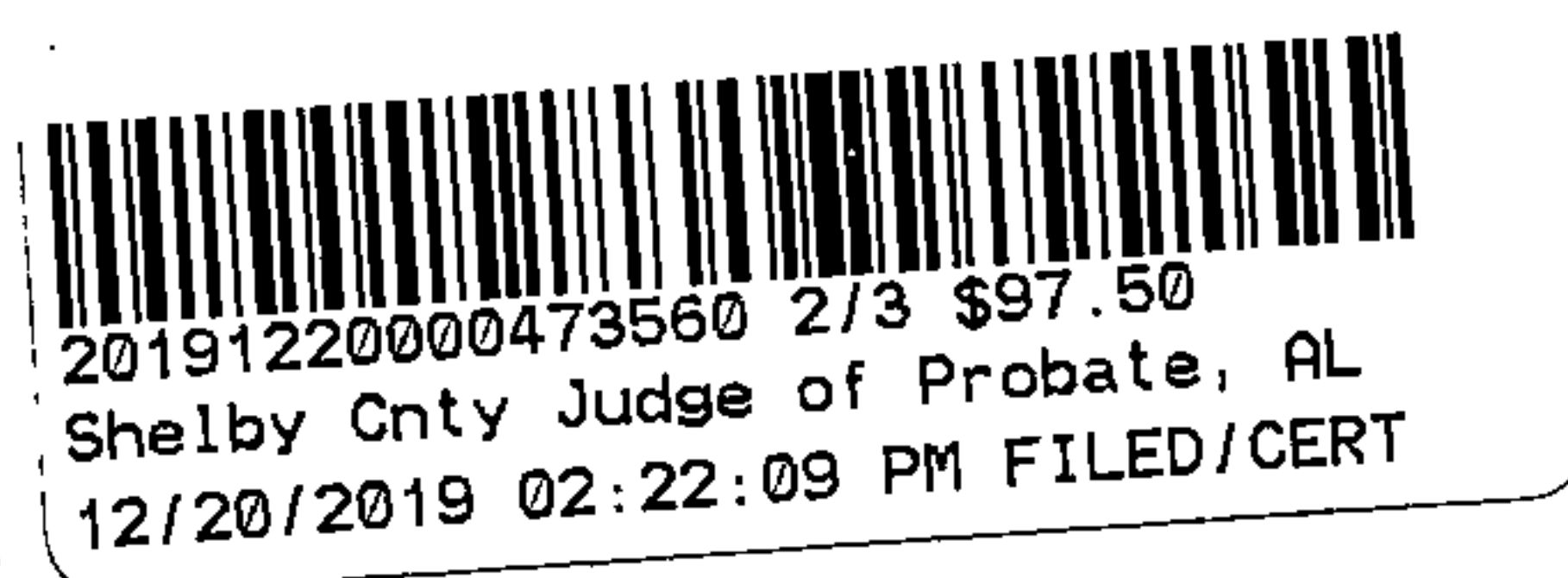
Witness:

Steve Sears

Steve Sears

James H McDonald (Seal)
JAMES H MCDONALD

Jan Carey-McDonald (Seal)
JAN CAREY-MCDONALD
by James H McDonald



State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that **JAMES H MCDONALD, FOR HIMSELF AND FOR HIS WIFE JAN CAREY-MCDONALD**, by a Power of Attorney executed 10 February 2004, whose names are signed to the foregoing conveyance, and who are (made) 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 13 December 2019.

A circular notary seal for Steve Sears, Notary Public for the State of Alabama at Large. The seal contains the text "Steve Sears", "Notary Public", and "State of Alabama".
Notary public

my commission expires 22 march 2022

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