

20200124000031840

01/24/2020 11:05:36 AM

Prepared by:  
Marcus Hunt  
2870 Old Rocky Ridge Rd., Suite 160  
Birmingham, AL 35243

DEEDS 1/3

Send Tax Notice To:  
Jerry Staton  
Deborah Staton

418 Liberty Ridge Rd.  
Chelsea, AL 35043

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

State of Alabama  
County of Shelby

### **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)** 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

**Karen M. Blocker, as Personal Representative of the Estate of Joseph P. McDonough, Jr., deceased, Shelby County Probate Case No. PR-2018-000876., whose mailing address is:**

- 988 Arco Dairy Road, Alpine, AL 35014

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

**Jerry Staton and Deborah Staton, whose mailing address is:**

**418 Liberty Ridge Rd., Chelsea, AL 35043**

(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: 418 Liberty Ridge Rd., Chelsea, AL 35043 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

\$216,015.00 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 warrant 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 17th day of January, 2020.



Karen M. Blocker, as Personal Representative of the  
Estate of Joseph P. McDonough, Jr., deceased,  
Shelby County Probate Case No. PR-2018-000876.

State of Alabama  
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Karen M. Blocker, as Personal Representative of the Estate of Joseph P. McDonough, Jr., deceased, Shelby County Probate Case No. PR-2018-000876., 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 she in her capacity as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 17th day of January, 2020.



Notary Public, State of Alabama

Printed Name of Notary

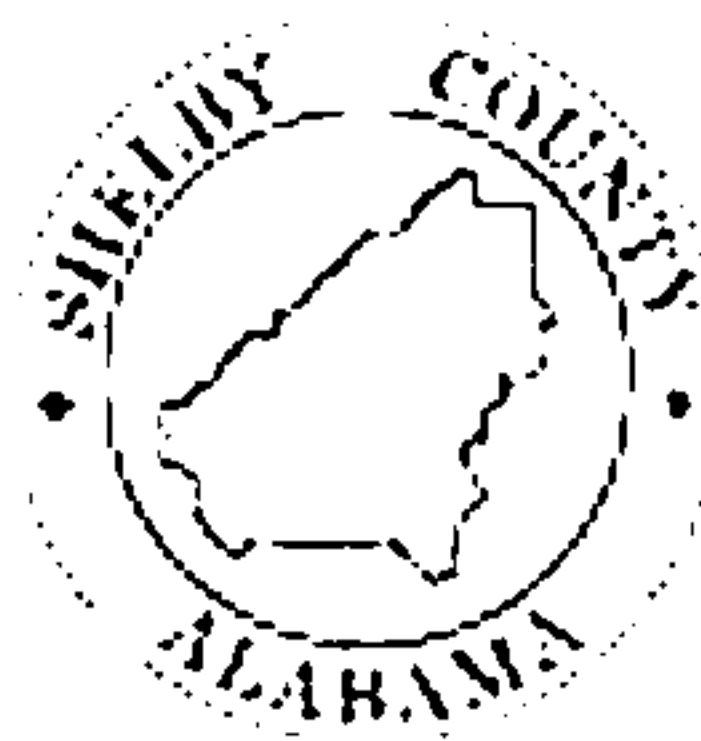
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 31 of Countryside at Chelsea, 2nd Sector, as recorded in Map Book 10, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT legal recorded in Inst. #20050208000063440 and INCLUDING legal recorded in Inst. #20050208000063430, being more particularly described as follows:

BEGIN at the SE corner of above said Lot 31, said point also being at the SW corner of Lot 32 in said Countryside at Chelsea, 2nd Sector, and also being on the Northwesternly R.O.W. line of Liberty Ridge Road; thence along the East line said Lot 31 and also along the West line of said Lot 32 and leaving said R.O.W. line, N60°02'21"W for a distance of 196.02'; thence S40°59'39"W for a distance of 116.81'; thence S26°43'27"E for a distance of 201.98' to the Northerly R.O.W. line of Liberty Ridge Road and a curve to the left, having a radius of 259.65, subtended by a chord bearing N47°57'36"E, and a chord distance of 160.47'; thence along the arc of said curve and said R.O.W. line for a distance of 163.14'; thence N29°57'39"E and along said R.O.W. line for a distance of 72.97' to the POINT OF BEGINNING.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/24/2020 11:05:36 AM  
\$32.00 CHERRY  
20200124000031840

*Allen S. Bayal*