

Send Tax Notice to:

Landon Thibodeaux
Samantha Thibodeaux
3433 Indian Lake Drive
Indian Springs, AL 35124
File No. ATB 1440

20200124000032530
01/24/2020 12:45:30 PM
DEEDS 1/2

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00)**, 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 where is acknowledged. I or we, **Justin D. Moon and Kiersten T. Moon, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is ~~219 Highgate Hill Rd, Indian Springs, AL 35124~~ grant, bargain, sell and convey unto **Landon Thibodeaux and Samantha Thibodeaux** (herein referred to as grantees) whose mailing address is **3433 Indian Lake Drive, Indian Springs, AL 35124**, for and during their joint lives as joint tenants 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, having an address 3433 Indian Lake Drive, Indian Springs, AL 35124** to wit:

A tract of land situated in the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 3 West, and run in an Easterly direction along the Southerly line of said 1/4-1/4 section a distance of 263.00 feet to a point; thence 79 degrees 07 minutes to the left in a Northeasterly direction 178.71 feet to the point of beginning of the tract of land herein described; thence continue along the last described course a distance of 80.0 feet to a point; thence 57 degrees 09 minutes to the right in a Northeasterly direction a distance of 20.38 feet to a point; thence 107 degrees 12 minutes 10 seconds left in a Northeasterly direction a distance of 186.70 feet to a point on the Easterly right of way of Indian Lake Drive; thence 115 degrees 17 minutes 40 seconds to the left along said Easterly right-of-way line of Indian Lake Drive a distance of 108.03 to a point; thence 3 degrees 42 minutes to the right in a Southwesterly direction a distance of 85.00 feet to a point; thence 53 degrees 42 minutes 11 seconds to the left in a Southwesterly direction a distance of 73.64 feet to a point; thence 53 degrees 34 minutes 19 seconds to the left in a Easterly direction 120.31 feet to the point of beginning; being situated in Shelby County, Alabama.

Easement:

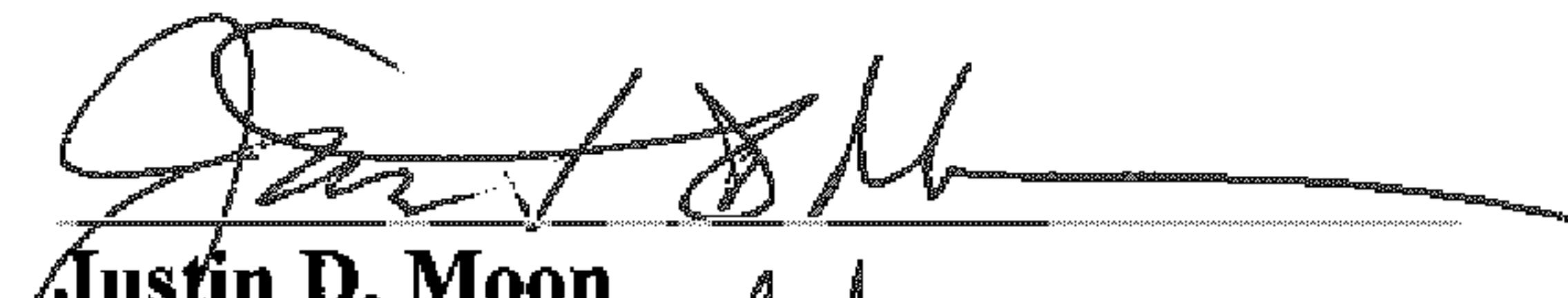
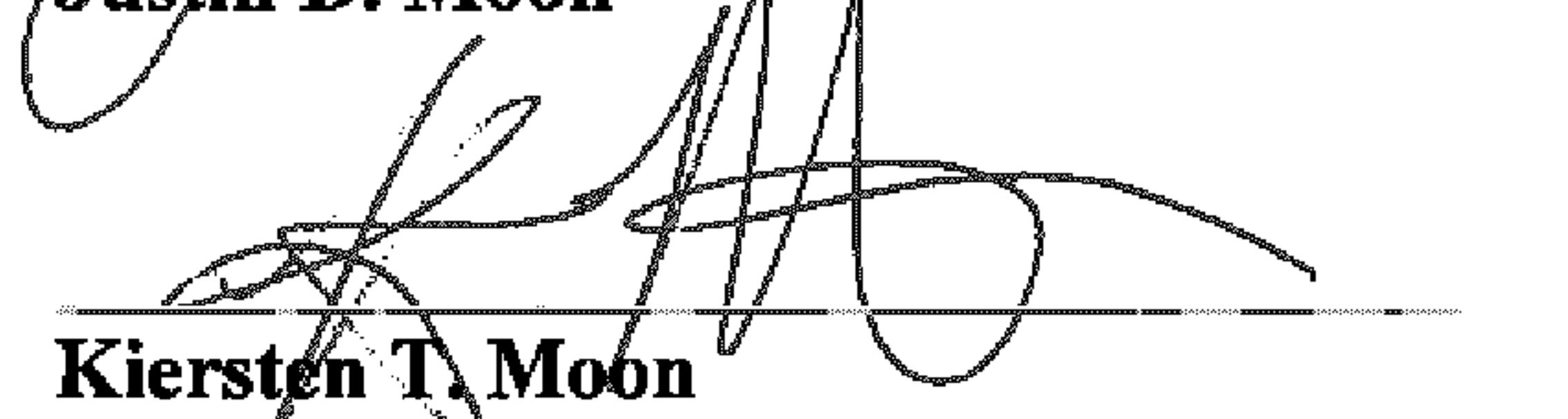
Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 19 South, Range 3 West; from the West line of said Southwest 1/4 of the Northwest 1/4 turn an angle to the right of 30 degrees 09 minutes 10 seconds and run in a Northeasterly direction of 360.7 feet; thence turn an angle to the left of 03 degrees 42 minutes and run in a Northeasterly direction for a distance of 106.03 feet; thence feet; thence continue along the last described curve for distance of 75.79 feet; thence turn an angle to the right of 08 degrees 07 minutes and run in a Northeasterly direction for a distance of 24.21 feet; thence turn an angle to the right of 95 degrees 00 minutes 18 seconds and run in a Southeasterly direction for a distance of 261.7 feet to the point of beginning; thence continue along the last stated course for a distance of 17.21 feet; thence turn an angle to the right of 119 degrees 19 minutes 42 seconds and run in a Southwesterly direction for a distance of 157.31 feet; thence turn an angle to the right of 72 degrees 47 minutes 50 seconds and run in a Northwesterly direction for a distance of 15.70 feet; thence turn an angle to the right of 107 degrees 12 minutes 10 seconds and run in a Northeasterly direction for a distance of 153.52 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.
 Subject to restrictions, reservations, conditions, and easement of record
 Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$237,500.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 23 day of January, 2020


 Justin D. Moon

 Kiersten T. Moon

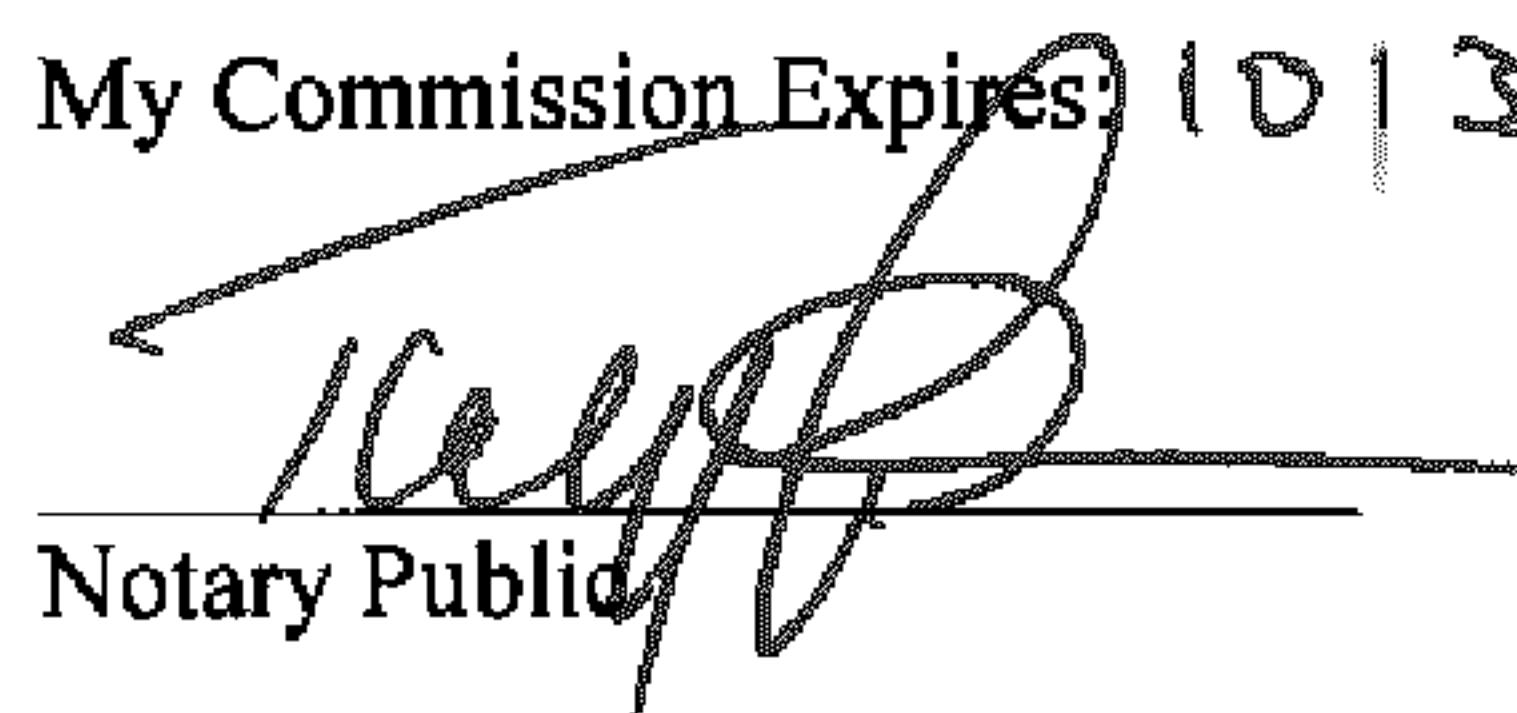
STATE OF ALABAMA,

JEFFERSON COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Justin D. Moon** and **Kiersten D. Moon**, 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 this conveyance, they individually and , executed the same voluntarily.

Jan WITNESS my hand and official seal in the county and state aforesaid this the 23 day of Jan, 2020

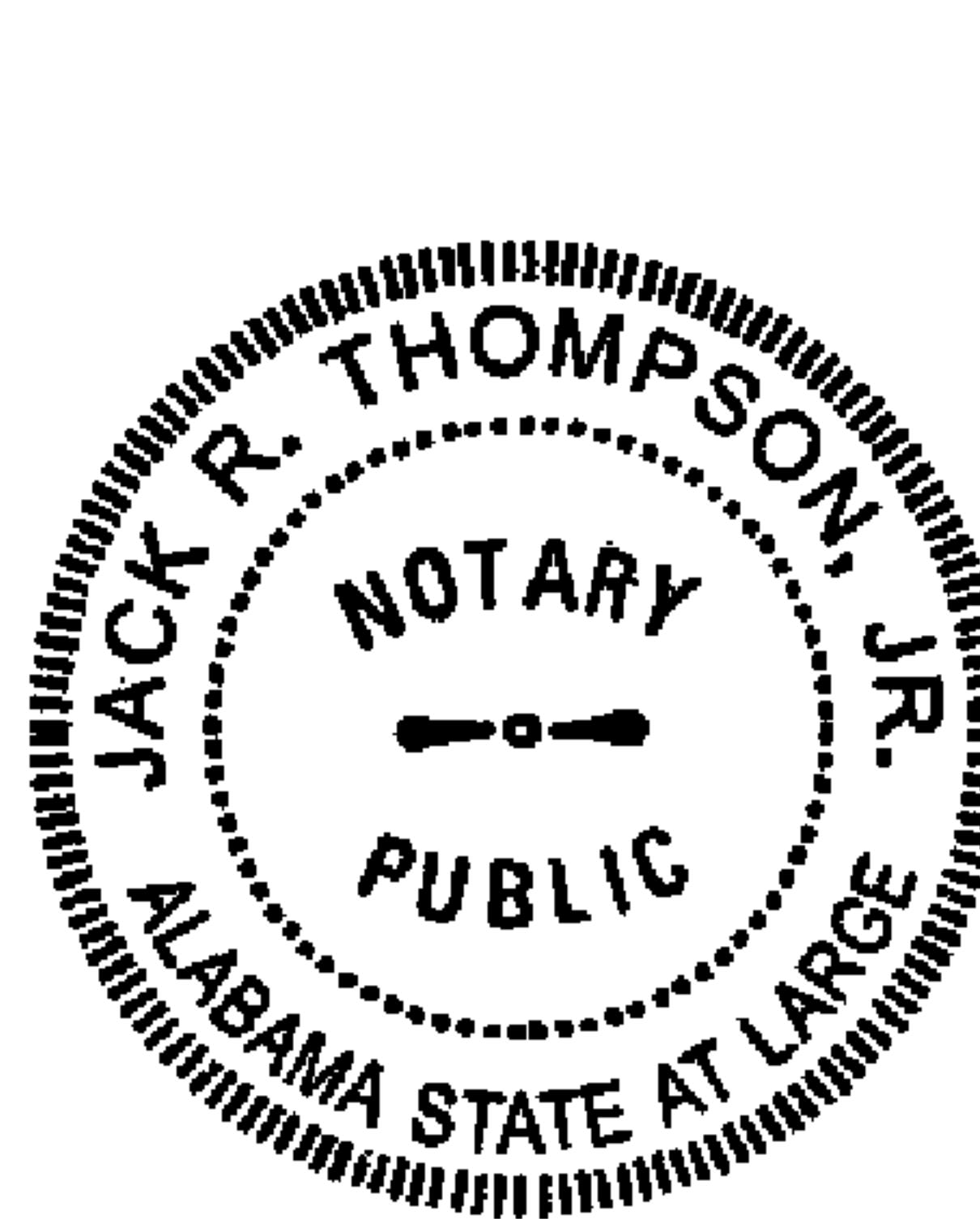
My Commission Expires: 10/31/2028


 Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.
 Law Office of Jack R. Thompson, Jr., LLC
 416 Yorkshire Drive
 Birmingham, AL 35209
 (205) 410-7591



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/24/2020 12:45:30 PM
 \$37.50 MISTI
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