

Prepared by:  
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Send Tax Notice To:  
James E. Edwards  
Misty Bailey Edwards  
1085 Long Branch Pkwy  
Calera, AL 35040

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Sixty Six Thousand Seven Hundred Fifty Dollars and No Cents (\$66,750.00)** 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

William Parvin, a married man, and James L Scoggins, a/an Married man, whose mailing address is:

1026 5th Ct SW, Alabaster, AL 35007 / 689 Bentmoor Drive, Helena, AL 35080

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

James E. Edwards and Misty Bailey Edwards, whose mailing address is:

00 Leach Cemetery Road, Calera, AL 35040 1085 Long Branch Pkwy, Calera, AL 35040

(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: 00 Leach Cemetery Road, Calera, AL 35040 to-wit:

The South 431 feet of the SE 1/4 of the NW 1/4 and the South 431 feet of the SW 1/4 of the NE 1/4 of Section 13, Township 22 South, Range 2 West. ALSO an easement for ingress and egress, being more particularly described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 13, Township 22 South, Range 2 West; thence Southerly along West line of said 1/4-1/4 Section 891.02 feet; thence left 88 degrees 39 minutes 02 seconds and run 8 feet to the point of beginning of a centerline description of a 16 foot wide easement; thence left 91 degrees 20 minutes 58 seconds and run 409.6 feet; thence right 90 degrees 40 minutes and run 848.0 feet; thence left 55 degrees 52 minutes and run 341.63 feet to the end of the easement.

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

\$56,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

The above described property does not constitute the homestead of either Grantor, nor that of their respective spouse, neither is it contiguous thereto.

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 28th day of January, 2020.

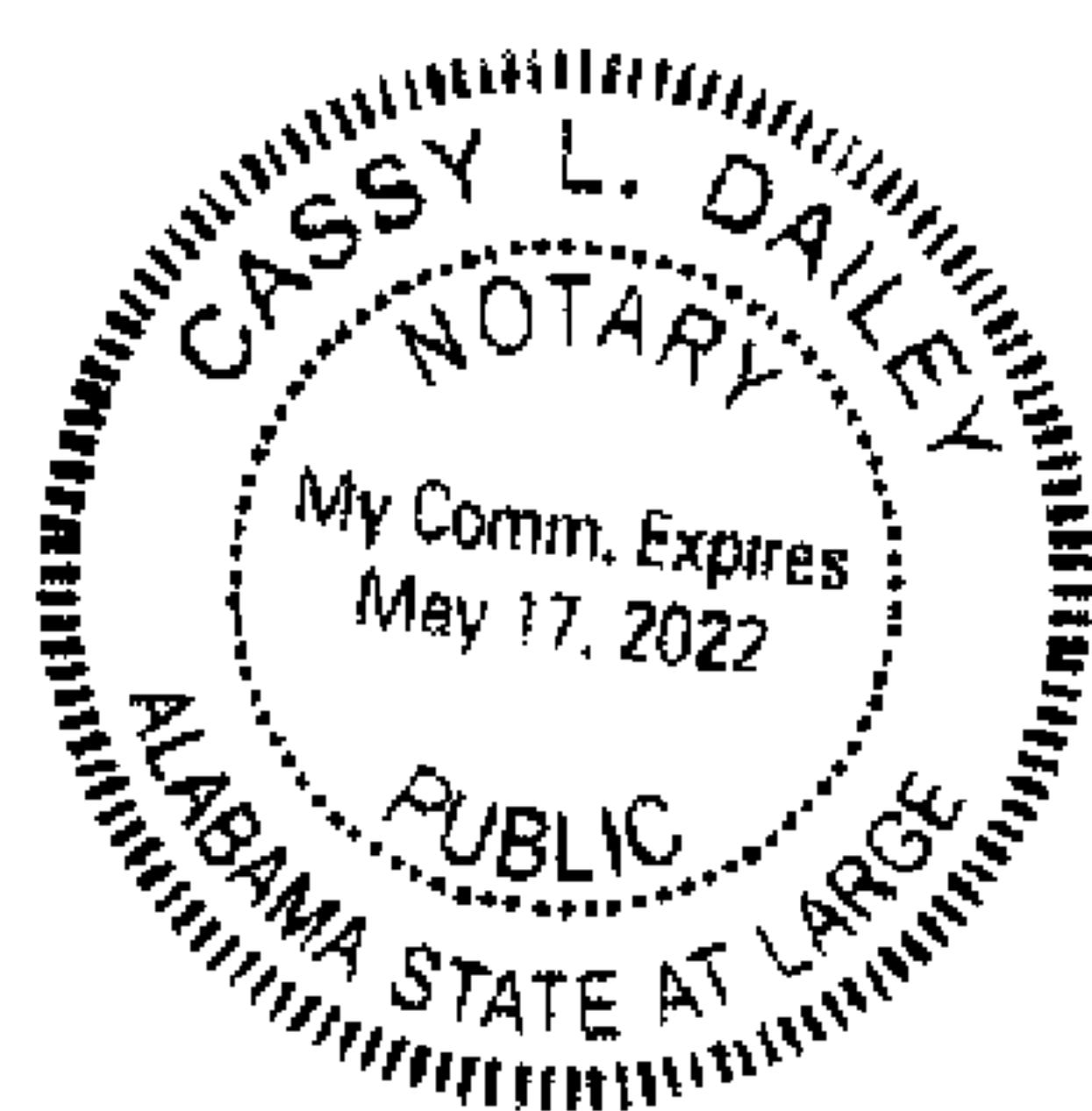
William Parvin James L. Scoggins  
William Parvin James L. Scoggins

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Parvin and James L Scoggins, 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 on the day the same bears date.

Given under my hand and official seal this the 28th day of January, 2020.

Cassy L. Dailey  
Notary Public, State of Alabama  
Cassy L. Dailey  
Printed Name of Notary  
My Commission Expires: 5/17/22



\*Misty Bailey Edwards is one and the same as Misty B. Edwards



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/17/2020 01:47:25 PM  
\$36.00 CHARITY  
20200217000063830

*Allie S. Boyd*