

Please send tax notice to:
Michael Breck Carroll
5888 Highway 17
Helena, AL 35080

20200312000098520 1/2 \$105.00
Shelby Cnty Judge of Probate, AL
03/12/2020 11:02:07 AM FILED/CERT

STATE OF ALABAMA)
)
) WARRANTY DEED JOINTLY FOR
COUNTY OF SHELBY)
) LIFE WITH REMAINDER TO SURVIVOR

We, MARTHA CARROLL and THOMAS CARROLL, husband and wife,

herein referred to as Grantors, do grant, bargain, sell and convey unto:

MICHAEL BRECK CARROLL and DORIEN SHANE CARROLL,

herein referred to as Grantees, all our right, title and interest in and to the following described real estate situated in **SHELBY County, Alabama**, to-wit:

Situated in the SE 1/4 of the SE 1/4 of Section 28, Township 20 South, Range 3 West: Commence at the NW corner of the above said 1/4-1/4 Section for the point of beginning; Thence in an Easterly direction along the North line of the said 1/4-1/4 Section run a distance of 129.03 feet to the Westerly R.O.W. line of County Highway No. 17; Thence turn an angle of 76° 48 ¾' to the right along the said R.O.W. line for a distance of 154.67 ft.; Thence turn an angle of 103° 11 ¼' to the right for a distance of 161.37 feet to the West boundary line of the above said 1/4-1/4 Section; thence turn an angle of 88° 54 ¼' to the right and along said West boundary for a distance of 150.64 feet to the point of beginning. Subject to utility permits of record.

This conveyance is subject to all easements, restrictions and reservations of record as recorded in the aforesaid Office of the Probate Judge.

Grantors herein reserve a life estate in and to said property being conveyed.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto or in any wise appertaining in fee simple.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs or assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above, that we are entitled to the immediate possession thereof; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

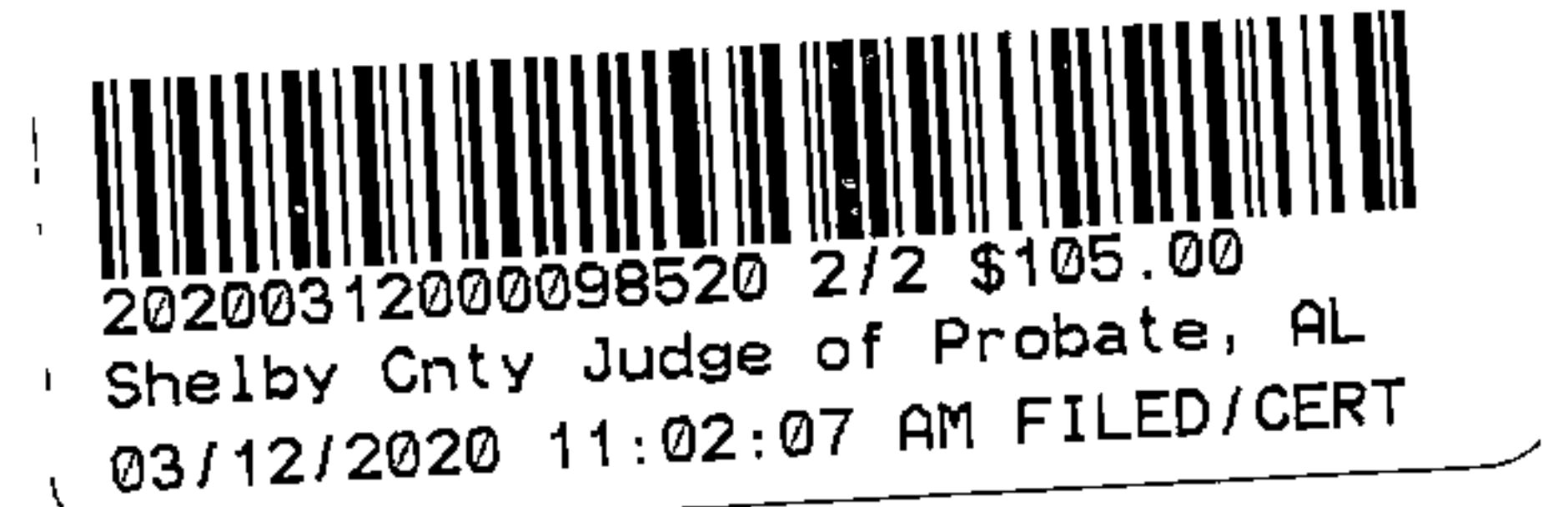
IN WITNESS WHEREOF, We have hereunto set our hands and seals, this 20 day of January, 2020.

Shelby County, AL 03/12/2020
State of Alabama
Deed Tax: \$80.00

Martha Carroll (L.S.)
Martha Carroll

Thomas Carroll (L.S.)
Thomas Carroll

STATE OF ALABAMA)
COUNTY OF BIBB)



I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that, **MARTHA CARROLL** and **THOMAS CARROLL**, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this the 20 day of January, 2020.

[Signature]
NOTARY PUBLIC
My Commission Expires: 10-1-22

Grantor's Address:
5888 Highway 17
Helena, AL 35080
Property Address:
Not Available

Grantee's Address:
5888 Highway 17
Helena, AL 35080
Property Value:
\$ 80,000.00

