

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Kody Vanover
Holly Vanover
5225 Wade Street
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Seventy Five Thousand Dollars and No Cents (\$175,000.00)** 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

Cathy L. Wade and Donald D. Wade, husband and wife, whose mailing address is:

5225 Wade Street, Helena, AL 35080

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

Kody Vanover and Holly Vanover, whose mailing address is:

5225 Wade St, Helena AL 35080

(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: 5225 Wade Street, Helena, AL 35080 to-wit:

A parcel of land located in the Southwest 1/4 of Section 22, Township 20 South, Range 3, West, Shelby County, Alabama, more particularly described as follows: Begin at the Northwest corner of Lot 31 of Shannon Glen Subdivision, as recorded in Map Book 7, Page 94, in the Office of the Judge of Probate in Shelby County, Alabama; thence in an easterly direction, along the north line of said Shannon Glen Subdivision, a distance of 168.0 feet; thence 89°47' left, in a northerly direction a distance of 118.43 feet; thence 67°41'28" right, in northeasterly direction a distance of 239.66 feet; thence 2°35'32" right in a northeasterly direction a distance of 185.0 feet to the beginning of a curve to the right, said curve having a radius of 154.21 feet and a central angle of 38°04'52"; thence along arc of said curve, in a Northeasterly then Southeasterly direction, a distance of 102.49 feet to end of said curve; thence 113°29'22" left measured from tangent of said curve in a Northwesterly direction, a distance of 138.95 feet; thence 91°42'28" left in a Southwesterly direction, a distance of 656.74 feet; thence 83°10'02" left, in a southerly direction a distance of 333.90 feet to the point of beginning.

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

\$117,000.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

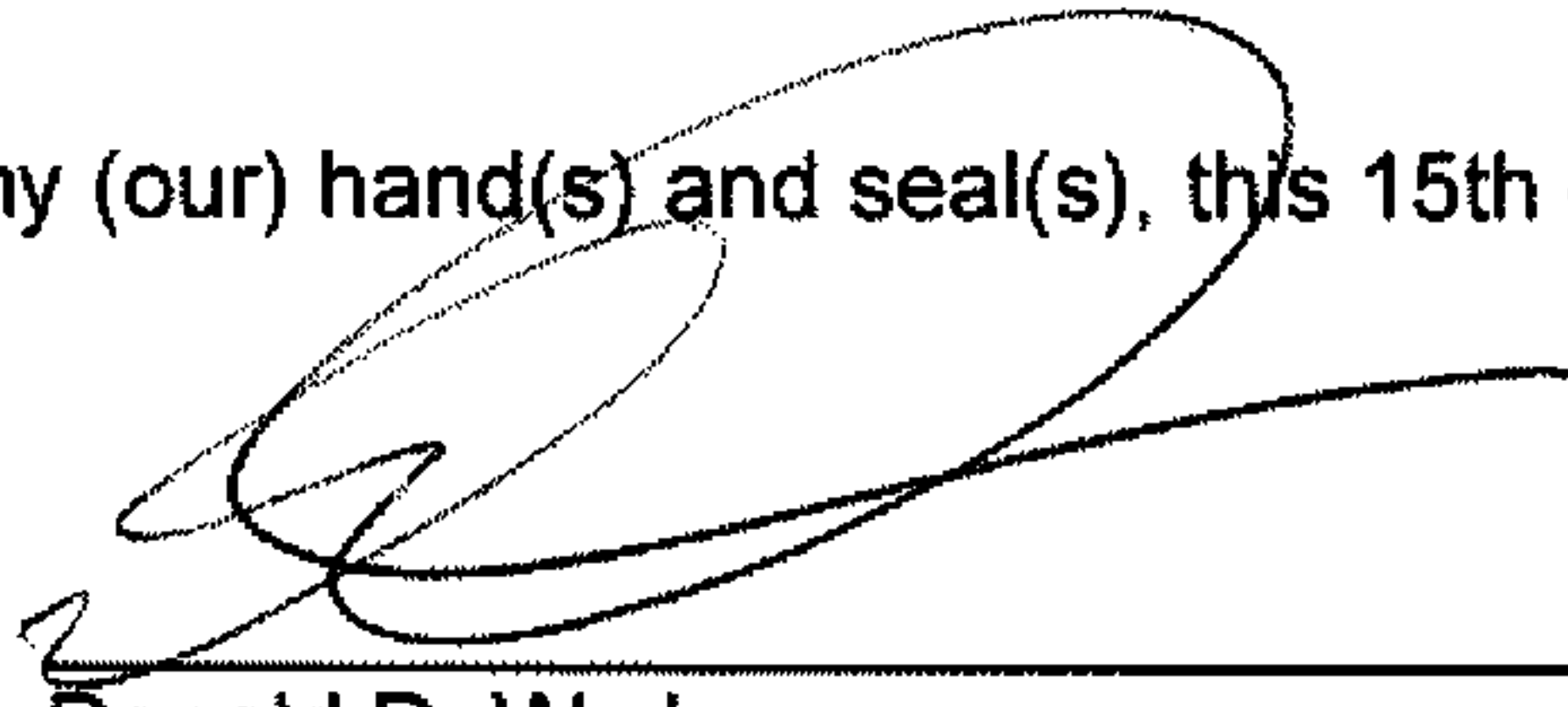
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 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 15th day of April, 2020.

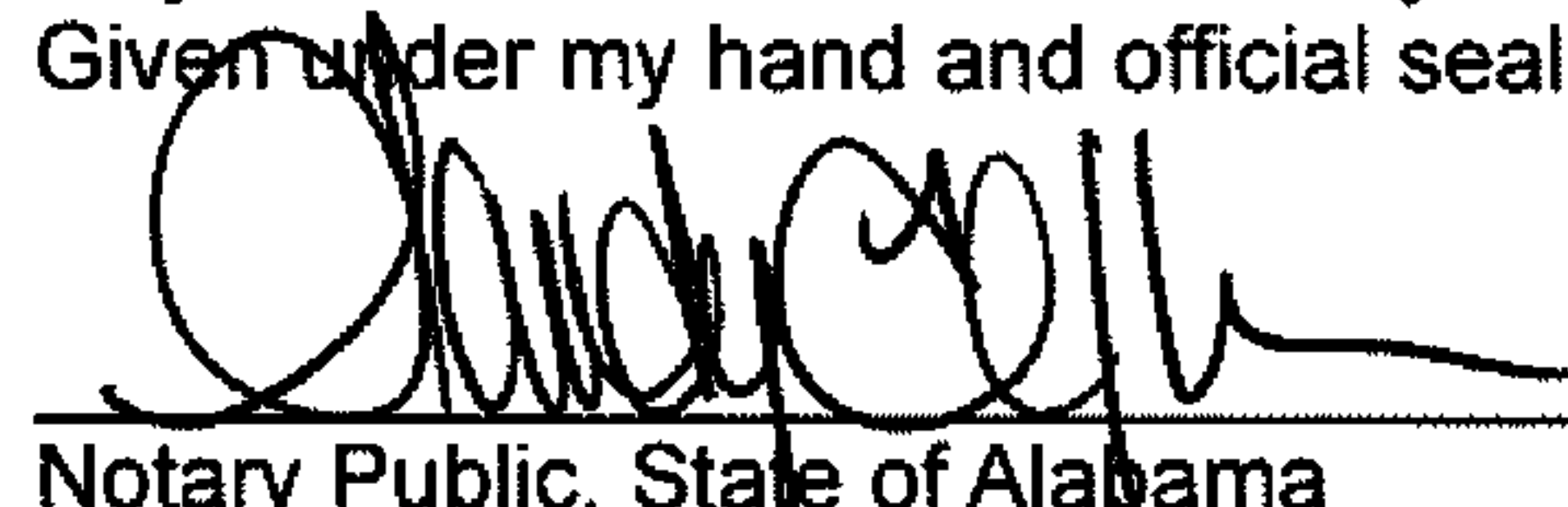

Cathy L. Wade

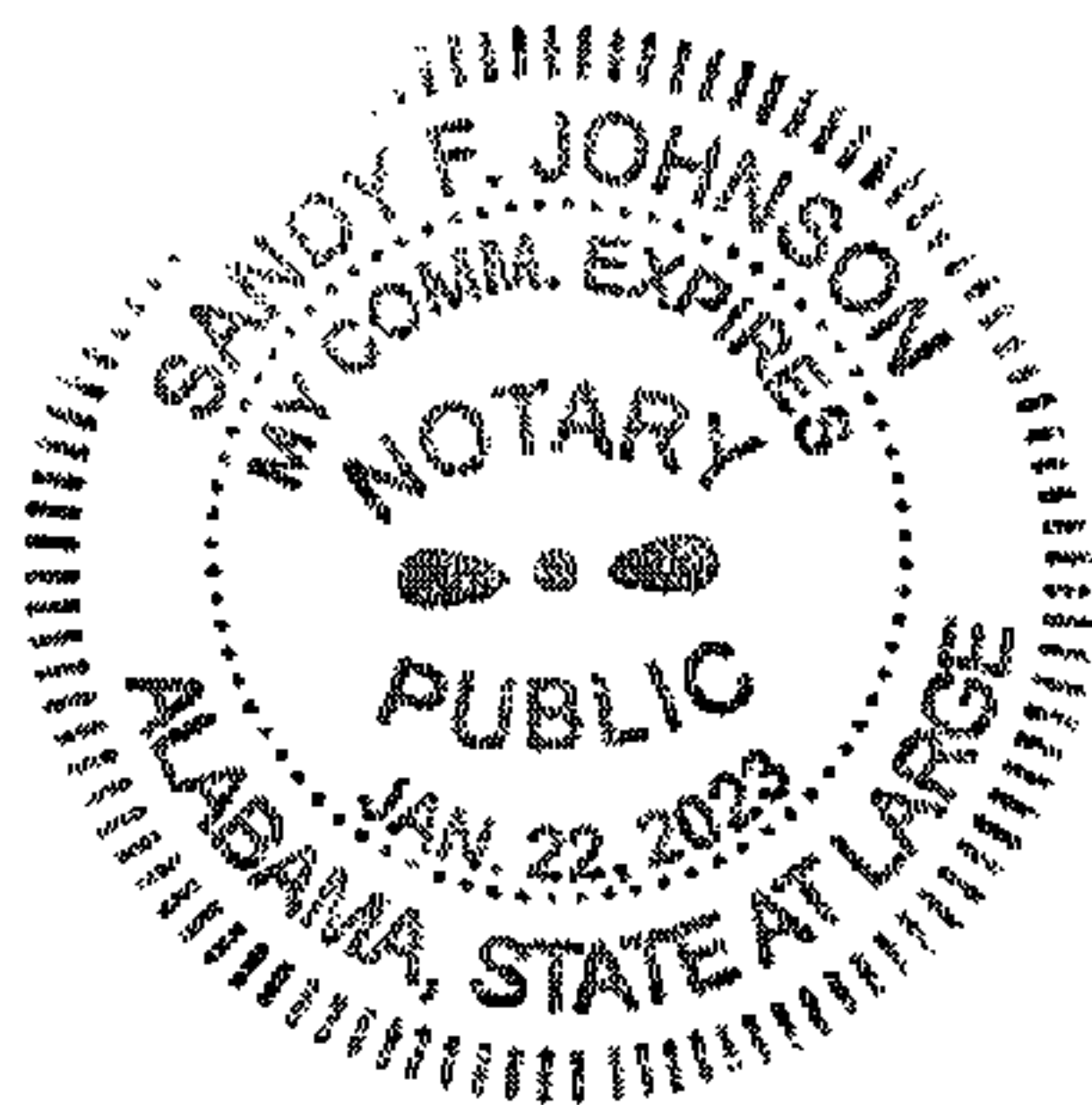

Donald D. Wade

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cathy L. Wade and Donald D. Wade, 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 15th day of April, 2020.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2020 03:10:53 PM
\$83.00 CHERRY
20200417000151970

