

Send tax notice to: Ronald Dane Reece, Jr., 2550 Hwy 77, Columbiana, Al. 35051

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

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 twenty-five thousand and no/100 (\$125,000.00) Dollars** the amount of which can be verified by 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

Jill West Tolbert and her husband Robert Dale Tolbert, whose mailing address is:
1401 Doug Baker Blvd. Suite 107-202, Birmingham, AL 35242

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

Ronald Dane Reece, Jr. And Megan Reece
whose mailing address is: 2550 Hwy 77, Columbiana, Al. 35051

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 2550 Hwy 77, Columbiana, Al. 35051 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.

\$121,250.00 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 we have hereunto set our hands(s) and seal(s) this 30 day of April, 2020.


JILL WEST TOLBERT (SEAL)


ROBERT DALE TOLBERT (SEAL)

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jill West Tolbert and her husband Robert Dale Tolbert, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30 day of April 2020.

My commission expires:

6/26/2020


NOTARY PUBLIC

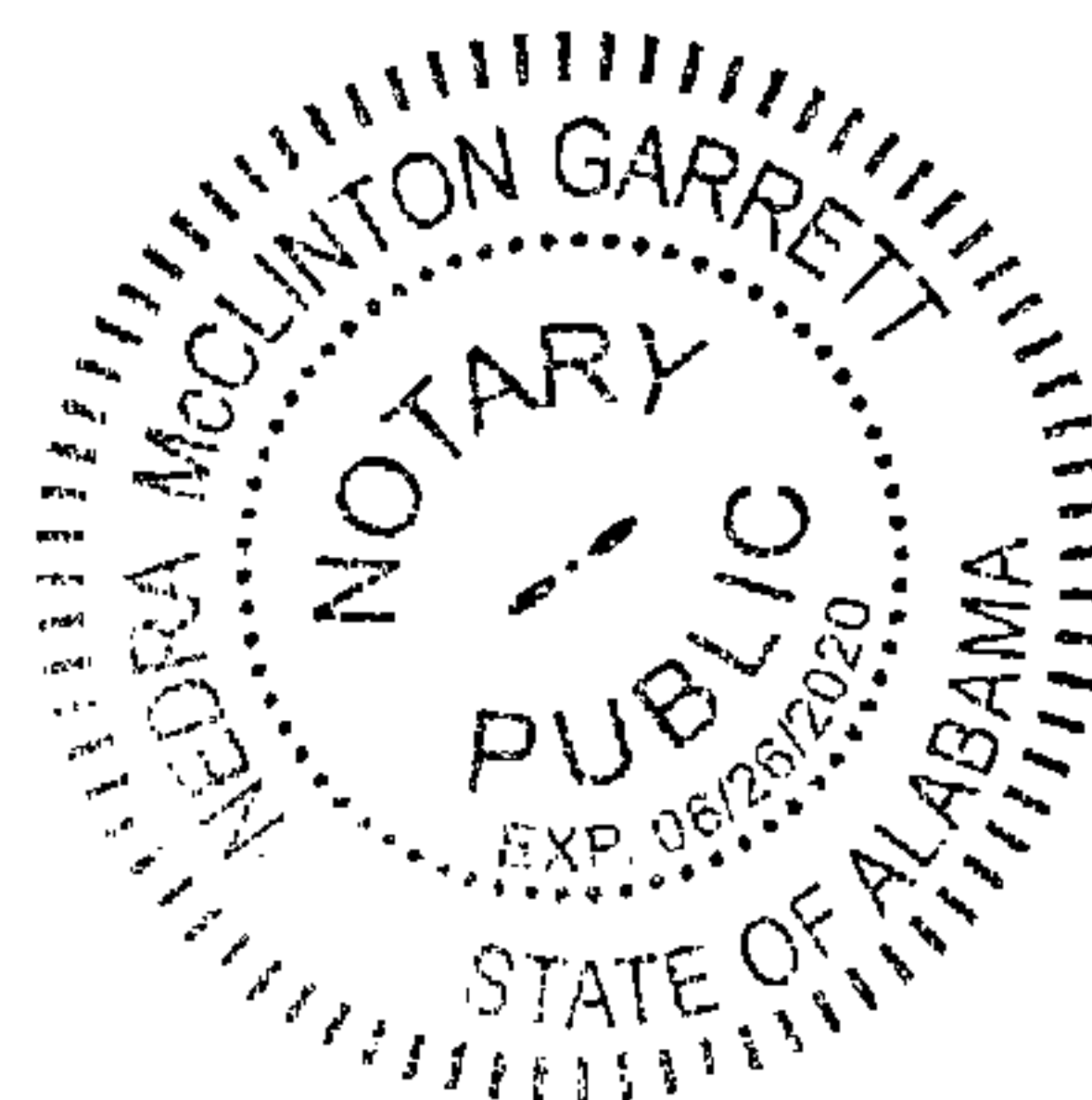
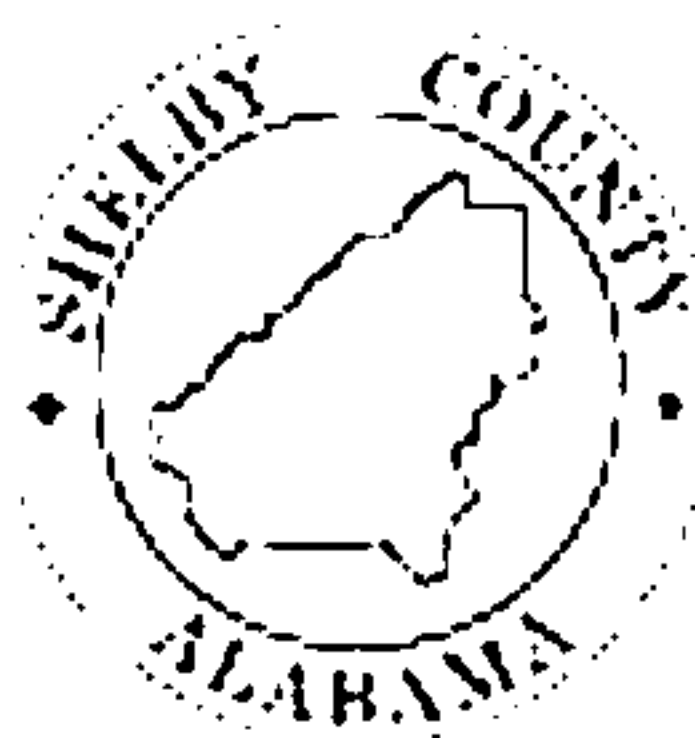


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 20-1623

The land hereinafter referred to is situated in the City of Columbiana, County of Shelby, State of Alabama and is described as follows:

Commence at the Southwest corner of Section 34, Township 21 South, Range 1 East and North 0°55' West (Magnetic Bearing) a distance of 2342.98 feet to the Point of Beginning 40 feet East of the centerline of Shelby County Highway 77; thence turn an angle of 1°19' to the left and run Northerly 40 feet right and parallel to the centerline of said county road a distance of 260.0 feet to a point on the South 40 foot right-of-way of Shelby County Highway No. 28; thence turn an angle of 90°33' to the right and run Easterly along the right-of-way line a distance 210.0 feet to a point; thence turn an angle of 89°27' to the right and run Southerly and parallel to County Highway No. 77 a distance of 260.0 feet to a point; thence turn an angle of 90°33' to the right and run Westerly and parallel to County Highway No. 28 a distance of 210.0 feet to the Point of Beginning; situated in the Northwest corner of the Northwest 1/4 of Southwest 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/13/2020 01:24:08 PM
\$32.00 CHERRY
20200513000189600

Allen S. Bayl