

THIS INSTRUMENT PREPARED BY:
MARK S. BOARDMAN, ESQ.
BOARDMAN, CARR, PETELOS,
WATKINS, & OGLE, P.C.
400 BOARDMAN DRIVE
CHELSEA, ALABAMA 35043

GRANTEE'S ADDRESS:
Maxine Stone
494 Hickory Hill Lane
Shelby, Alabama 35143

STATE OF ALABAMA)

JOINT SURVIVORSHIP WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Dollar and other good and valuable consideration, this day in hand paid to the undersigned GRANTORS, **Maxine Stone, an unmarried individual**, whose address is 494 Hickory Hill Lane, Shelby, Alabama (hereinafter referred to as GRANTORS), the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEE, **Maxine Stone and Jeffery Lucas Smith**, (hereinafter referred to as GRANTEE), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of revision, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit

See Attached Exhibit A for Legal Description

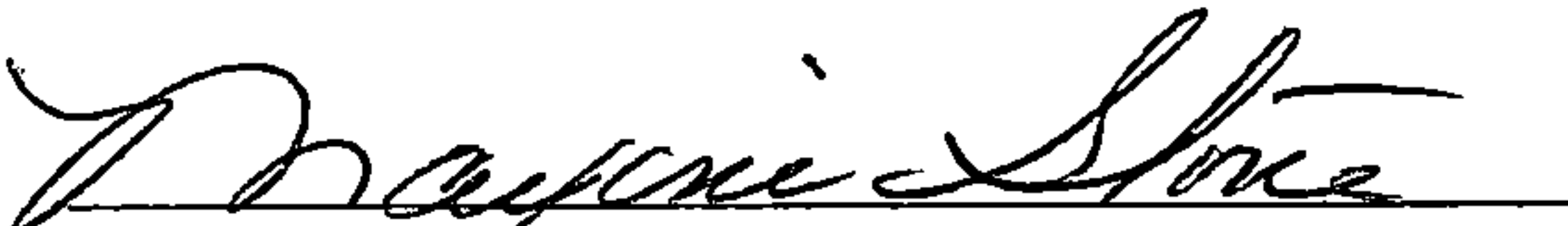
Property Address: 10 Waxahatchee Road, Shelby, AL 35143

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 the 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, forever.

AND SAID GRANTORS, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.


IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals this the 14th day of May, 2020.



Maxine Stone

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Maxine Stone, an unmarried individual, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument he signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 15th day of May, 2020.


NOTARY PUBLIC
My Commission Expires: 3/24/2022


20200519000197550 1/3 \$36.00
Shelby Cnty Judge of Probate, AL
05/19/2020 09:38:44 AM FILED/CERT

PARCEL 1

A parcel of land, lying in the North 1/2 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 34; thence South 87 degrees 05 minutes 28 seconds West along the North line of said 1/4-1/4 section for a distance of 668.97 feet to a point on the East right of way margin of Adams Ferry Road (20' right of way); thence along said right of way the following 4 calls: thence North 01 degrees 59 minutes 18 seconds West for a distance of 183.59 feet to a point; thence North 05 degrees 51 minutes 15 seconds West for a distance of 71.70 feet to a point; thence North 00 degrees 12 minutes 26 seconds East for a distance of 280.66 feet to a P. K. Nail found; thence North 03 degrees 10 minutes 45 seconds East for a distance of 64.54 feet to a P.K. Nail found at a point on a curve to the right, having a radius of 118.49 feet, a chord bearing of North 19 degrees 35 minutes 42 seconds East and a chord length of 54.13 feet; thence along the arc of said curve and continuing along said right of way for a distance of 54.61 feet to a P.K. Nail found at the Intersection of said East right of way margin of said Adams Ferry Road and the West right of way margin of Waxahatchee Road (20' right of way); thence crossing said Adams Ferry Road, North 12 degrees 54 minutes 46 seconds West for a distance of 26.24 feet to an iron pin set at the intersection of the West right of way margin of said Adams Ferry Road and the West right of way margin of said Waxahatchee Road, said point being the POINT OF BEGINNING of the parcel herein described; thence along the West right of way margin of said Adams Ferry Road, along a curve to the left, having a radius of 138.49 feet, a chord bearing of South 34 degrees 09 minutes 08 seconds West and a chord length of 30.14 feet; thence along the arc of said curve and along said right of way for a distance of 30.20 feet to an iron pin set; thence leaving said right of way North 66 degrees 13 minutes 10 seconds West for a distance of 16.25 feet to an iron pin set; thence South 88 degrees 26 minutes 38 seconds West for a distance of 107.94 feet to an iron pin set on the East right of way margin of Waxahatchee Lane (20' right of way); thence crossing said Waxahatchee Lane, South 88 degrees 26 minutes 38 seconds West for a distance of 20.00 feet to an iron pin set on the West right of way margin of said Waxahatchee Lane; thence South 08 degrees 58 minutes 28 seconds East for a distance of 88.91 feet to a 1/2" capped rebar found (MG Moates, PLS 19262); thence South 87 degrees 41 minutes 49 seconds West for a distance of 199.47 feet to an iron pin set; thence North 03 degrees 34 minutes 59 seconds West for a distance of 90.00 feet to an iron pin set; thence South 86 degrees 17 minutes 52 seconds West for a distance of 261.87 feet to a 1" open top pipe found; thence North 01 degrees 14 minutes 40 seconds West for a distance of 500.01 feet to a 1/2" rebar found; thence North 87 degrees 08 minutes 53 seconds East for a distance of 145.69 feet to a 1/2" rebar found; thence North 87 degrees 08 minutes 53 seconds East for a distance of 476.42 feet to an Iron pin set on the West right of way margin of said Waxahatchee Road, said point being on a curve to the left, having a radius of 306.32 feet, a chord bearing of South 13 degrees 01 minutes 50 seconds West and a chord length of 187.79 feet; thence along the arc of said curve and along said right of way for a distance of 190.86 feet to an Iron pin set; thence along said right of way the following 3 calls: South 01 degrees 47 minutes 18 seconds East for a distance of 81.39 feet to an iron pin set; thence South 05 degrees 59 minutes 23 seconds East for a distance of 30.38 feet to an iron pin set; thence South 11 degrees 17 minutes 12 seconds East for a distance of 195.32 feet to the POINT OF BEGINNING.

BEING SUBJECT TO the right of way of Waxahatchee Road, Waxahatchee Lane, Lake Landing (20' right of way) and a shared private drive.

PARCEL 2

A parcel of land, lying in the North 1/2 of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 34; thence South 87 degrees 05 minutes 28 seconds West along the North line of said 1/4-1/4 section for a distance of 668.97 feet to a point on the East right of way margin of Adams Ferry Road (20' right of way); thence along said right of way the following 4 calls: thence North 01 degrees 59 minutes 18 seconds West for a distance of 183.59 feet to a point; thence North 05 degrees 51 minutes 15 seconds West for a distance of 71.70 feet to a point; thence North 00 degrees 12 minutes 26 seconds East for a distance of 280.66 feet to a P. K. Nail found; thence North 03 degrees 10 minutes 45 seconds East for a distance of 64.54 feet to a P.K. Nail found at a point on a curve to the right, having a radius of 118.49 feet, a chord bearing of North 19 degrees 35 minutes 42 seconds East and a chord length of 54.13 feet; thence along the arc of said curve and continuing along said right of way for a distance of 54.61 feet to a P.K. Nail found at the intersection of said East right of way margin of said Adams Ferry Road and the West right of way margin of Waxahatchee Road (20' right of way); thence crossing said Adams Ferry Road, North 12 degrees 54 minutes 46 seconds West for a distance of 26.24 feet to an Iron pin set at the Intersection of the West right of way margin of said Adams Ferry Road and the West right of way margin of said Waxahatchee Road; thence along the West right of way margin of said Adams Ferry Road, along a curve to the left, having a radius of 138.49 feet, a chord bearing of South 34 degrees 09 minutes 08 seconds West and a chord length of 30.14 feet; thence along the arc of said curve and along said right of way for a distance of 30.20 feet to an iron pin set; thence leaving said right of way North 66 degrees 13 minutes 10 seconds West for a distance of 16.25 feet to an iron pin set; thence South 88 degrees 26 minutes 38 seconds West for a distance of 107.94 feet to an iron pin set on the East right of way margin of Waxahatchee Lane (20' right of way); thence crossing said Waxahatchee Lane, South 88 degrees 26 minutes 38 seconds West for a distance of 20.00 feet to an iron pin set on the West right of way margin of said Waxahatchee Lane; thence South 08 degrees 58 minutes 28 seconds East for a distance of 88.91 feet to a 1/2" capped rebar found (MG Moates, PLS 19262); thence South 87 degrees 41 minutes 49 seconds West for a distance of 199.47 feet to an Iron pin set and the POINT OF BEGINNING of the parcel herein described; thence South 86 degrees 25 minutes 01 seconds West for a distance of 331.07 feet to a 5/8" capped rebar found (Wheeler); thence North 01 degrees 41 minutes 35 seconds West for a distance of 90.16 feet to a 1/2" rebar found; thence North 86 degrees 58 minutes 56 seconds East for a distance of 66.23 feet to a 1" open top pipe found; thence North 86 degrees 17 minutes 52 seconds East for a distance of 261.87 feet to an Iron pin set; thence South 03 degrees 34 minutes 59 seconds East for a distance of 90.00 feet to the POINT OF BEGINNING.

BEING SUBJECT TO the right of way of Lake Landing (20' right of way) and a shared private drive.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Maxine Stone
Mailing Address 494 Hickory Hill Lane
Shelby, Alabama 35143

Grantee's Name Maxine Stone
Mailing Address 494 Hickory Hill Lane
Shelby, Alabama 35143

Property Address 10 Waxahatchee Road
Shelby, Alabama 35143

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 1/2 of 16,000.00 = 8,000.00



20200519000197550 3/3 \$36.00
Shelby Cnty Judge of Probate, AL
05/19/2020 09:38:44 AM FILED/CERT

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☐ Appraisal
☐ Sales Contract ☒ Other ☐ Tax Assessor's Market Value
☐ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print MAXINE STONE

Unattested

Sign Maxine Stone

(verified by)

(Grantor/Grantee/Owner/Agent) circle one