



Prepared by:
 Marcus Hunt
 2870 Old Rocky Ridge Rd., Suite 100
 Birmingham, AL 35243

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/21/2020 02:19:28 PM
 \$35.50 JESSICA
 20200521000204420

Send Tax Notice To:
 John E. Sell
 Kristi C. Sell
 346 Hunters Ln., Vandiver, AL 35176

Allen S. Bayl

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

20200521000204420

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DEEDS 1/1

State of Alabama
 County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Five Thousand Dollars and No Cents (\$265,000.00)** 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

Margie L. Swindall, a married woman, whose mailing address is:

211 E1 Camino Real Chelsea, AL 35043

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

John E. Sell and Kristi C. Sell, whose mailing address is:

346 Hunters Ln., Vandiver, AL 35176

(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: 346 Hunters Ln., Vandiver, AL 35176 to-wit:

Part of the NE 1/4 of the SW 1/4 of Section 6, Township 18 South, Range 2 East, described as follows:
 Commence at the SE corner of the NE 1/4 of the SW 1/4 of said Section 6 and go North 90 degrees 00 minutes 00 seconds West along the South boundary of said 1/4-1/4 Section for 200.00 feet to the point of beginning; thence continue North 90 degrees 00 minutes 00 seconds West along said South boundary for 510.00 feet; thence North 00 degrees 00 minutes 00 seconds East for 600.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 380.00 feet; thence South 00 degrees 00 minutes 00 seconds East for 288.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 130.00 feet; thence South 00 degrees 00 minutes 00 seconds East for 212.00 feet to the point of beginning. Situated in Shelby County, Alabama.

AND

Part of the NE 1/4 of the SW 1/4 of Section 6, Township 18 South, Range 2 East, described as follows:
 Beginning at the SW corner of the NE 1/4 of the SW 1/4 of said Section 6 and go North 90 degrees 00 minutes 00 seconds East along the South boundary of said 1/4-1/4 section for 618.10 feet; thence North 00 degrees 00 minutes 00 seconds East for 500.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 380.00 feet; thence South 00 degrees 00 minutes East 288.00 feet; thence North 90 degrees 00 minutes 00 seconds East for 130.00 feet; thence South 00 degrees 00 minutes 00 seconds East for 212 feet to the South boundary of said 1/4-1/4 section; thence North 90 degrees 00 minutes 00 seconds East along the South boundary of said 1/4-1/4 Section for 200.00 feet to the SE corner of said 1/4-1/4 Section; thence North 00 degrees 03 minutes 31 seconds West along the East boundary of 1/4-1/4 Section for 1308.58 feet to the NE corner of said 1/4-1/4 section; thence North 89 degrees 43 minutes 49 seconds West along the North boundary of said 1/4-1/4 Section for 1318.76 feet to the NW corner of said 1/4-1/4 Section; thence South 00 degrees 20 minutes 57 seconds West along the West boundary of said 1/4-1/4 Section for 1314.81 feet to the point of beginning.

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

\$251,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

This property is not the homestead of the grantor nor that of her spouse.

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 20 day of May, 2020.

Margie L. Swindall
 Margie L. Swindall

State of Alabama
 County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margie L. Swindall, 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 20th day of May, 2020

[Signature]
 Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____

