

Space above this line reserved for recording department

The preparer of this deed makes no representation as to the status of the title of the property described herein, or as to the accuracy of the legal description contained herein. This deed was prepared without the benefit of a survey or title search.

This document prepared by:  
John Bahakel, Attorney  
2131-12th Avenue North  
Birmingham, Alabama 35234

## WARRANTY DEED JOINT WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **One And 00/100 Dollars (\$1.00)** to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, **Katherine Maria Alesce Hanks\*\***, a married person whose address is 608 Parkside Circle, Helena, Alabama (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Joseph Alesce and Michele L. Alesce** whose address is 208 Scotts Trace, Helena, Alabama (hereinafter referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate situated in the County of **Shelby** and State of Alabama, to-wit:

Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 14, Township 20 South, Range 4 West, and run Northerly along the West line thereof 598.09' to the South right of way line of South Shades Crest Road; thence turn right 48 degrees 43 minutes 55 seconds and run Northeasterly along said right of way 171.78' to the point of beginning of a curve to the right having a central angle of 6 degrees 02 minutes 31 seconds and a radius of 313.50'; thence turn right of 3 degrees 01 minutes 15 seconds to the chord of said curve and run Northeasterly along the arc of said curve and road right of way 33.06' to the point of beginning of the property herein described and the point of beginning of a curve to the right having a central angle of 11 degrees 39 minutes 37 seconds and a radius of 313.50'; thence turn right 8 degrees 51 minutes 04 seconds to the chord of said curve and run Northeasterly along the arc of said curve and road right of way 63.80'; thence turn right 4 degrees 25 minutes 32 seconds from the chord of said curve and run Northeasterly along said road right of way 37.20'; thence turn right 83 degrees 33 minutes 30 seconds and run Southeasterly 179.59'; thence turn right 94 degrees 37 minutes 15 seconds and run Southwesterly 62.00'; thence turn left 17 degrees 20 minutes 25 seconds and run Southwesterly 20.00'; thence turn right 96 degrees 42 minutes 50 seconds and run Northwesterly 184.83' to the point of beginning.

Subject to all easements, restrictions, rights of way and encumbrances of record, if any.

\*Note: The Tax Assessor Value of the property is \$50,000.00.

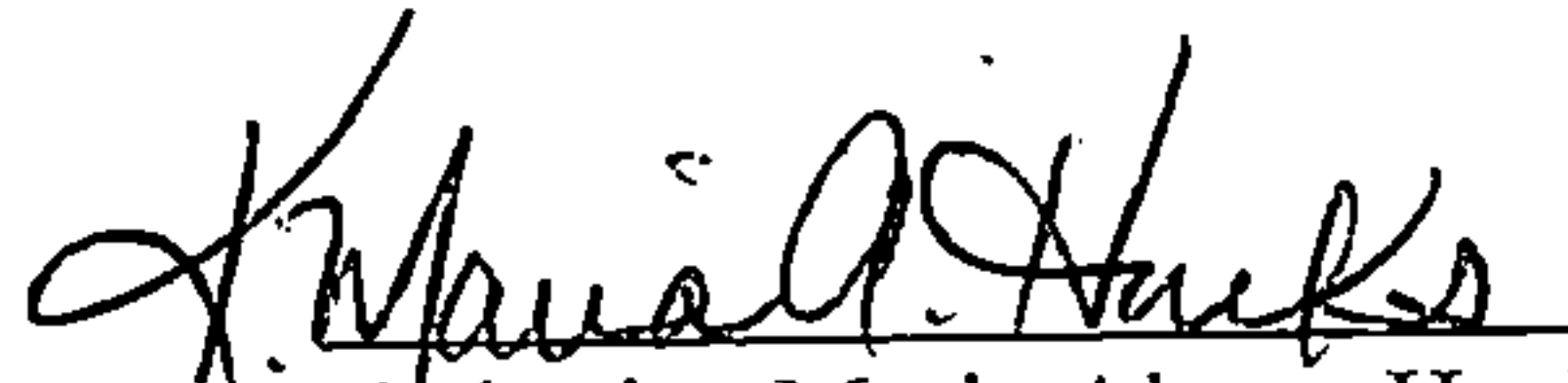
\*\* Katherine Maria Alesce Hanks and Katherine Maria Alesce are one and the same person. The subject property is NOT the homestead of Grantor nor her spouse.

To have and to hold, to 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 that one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee.

And said grantor does for herself, her heirs and assigns covenant with the said grantees, their heirs, executors and assigns, that she is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that she has a good right to sell and convey the same as aforesaid; that she will and her heirs and assigns shall warrant and defend the same to the said grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, I have hereunto set my hand and seal this 31 day of May, 2020.

Shelby County, AL 06/16/2020  
State of Alabama  
Deed Tax: \$50.00

 (Seal)  
Katherine Maria Alesce Hanks

State of Alabama  
County of Jefferson

### General Acknowledgment

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Katherine Maria Alesce Hanks, whose name is signed to the foregoing conveyance, and who is known to me or otherwise presented proof of her identity, acknowledged before me on this day, that, being informed of the contents of the conveyance, she, executed the same voluntarily on the day the same bore date.

Given under my hand and official seal, this the 31 day of May, 2020.

  
Notary Public

My Commission Expires:

