

Prepared by:  
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3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Robert Kenneth Brackett  
Tiffany Shae Brackett  
23570 Hwy 25  
Columbiana, AL 35051

## WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama  
County of Shelby

### KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)** 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

**Phillip D. Jones and Madeline M. Jones, formerly known as Madeline M. Looney, husband and wife, whose mailing address is:**

**23570 Hwy 25, Columbiana, AL 35051**

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

**Robert Kenneth Brackett and Tiffany Shae Brackett, whose mailing address is:**

**4806 Pinehurst Drive, 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: 23570 Hwy 25, 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.

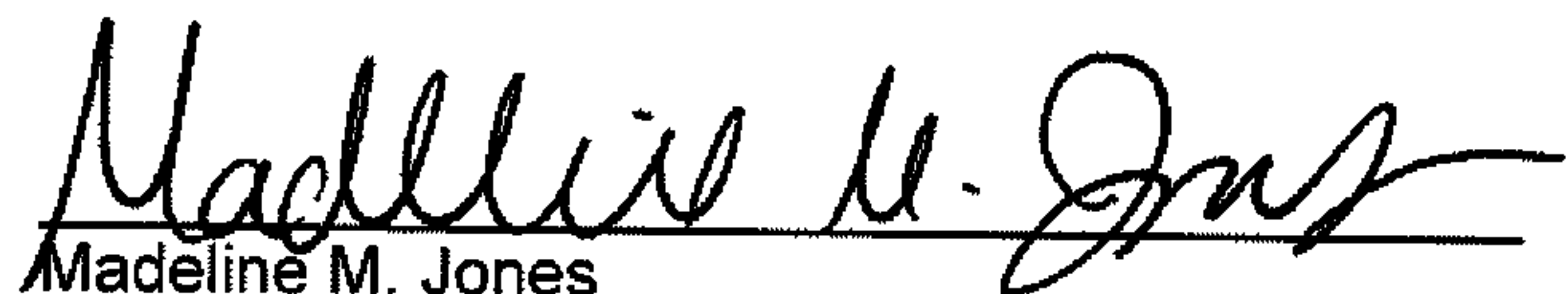
\$332,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

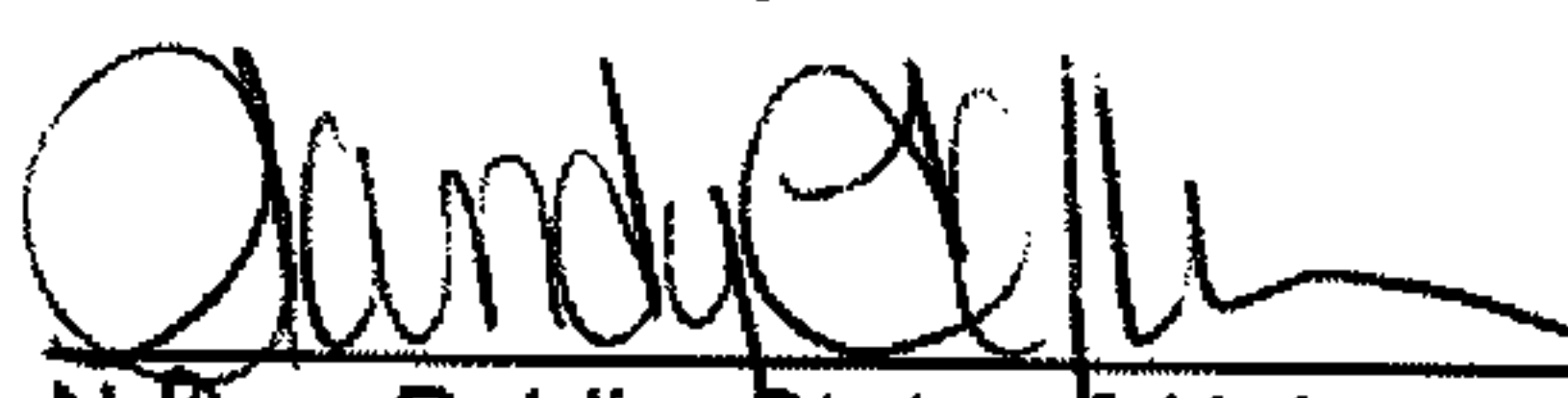

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 30th day of June, 2020.

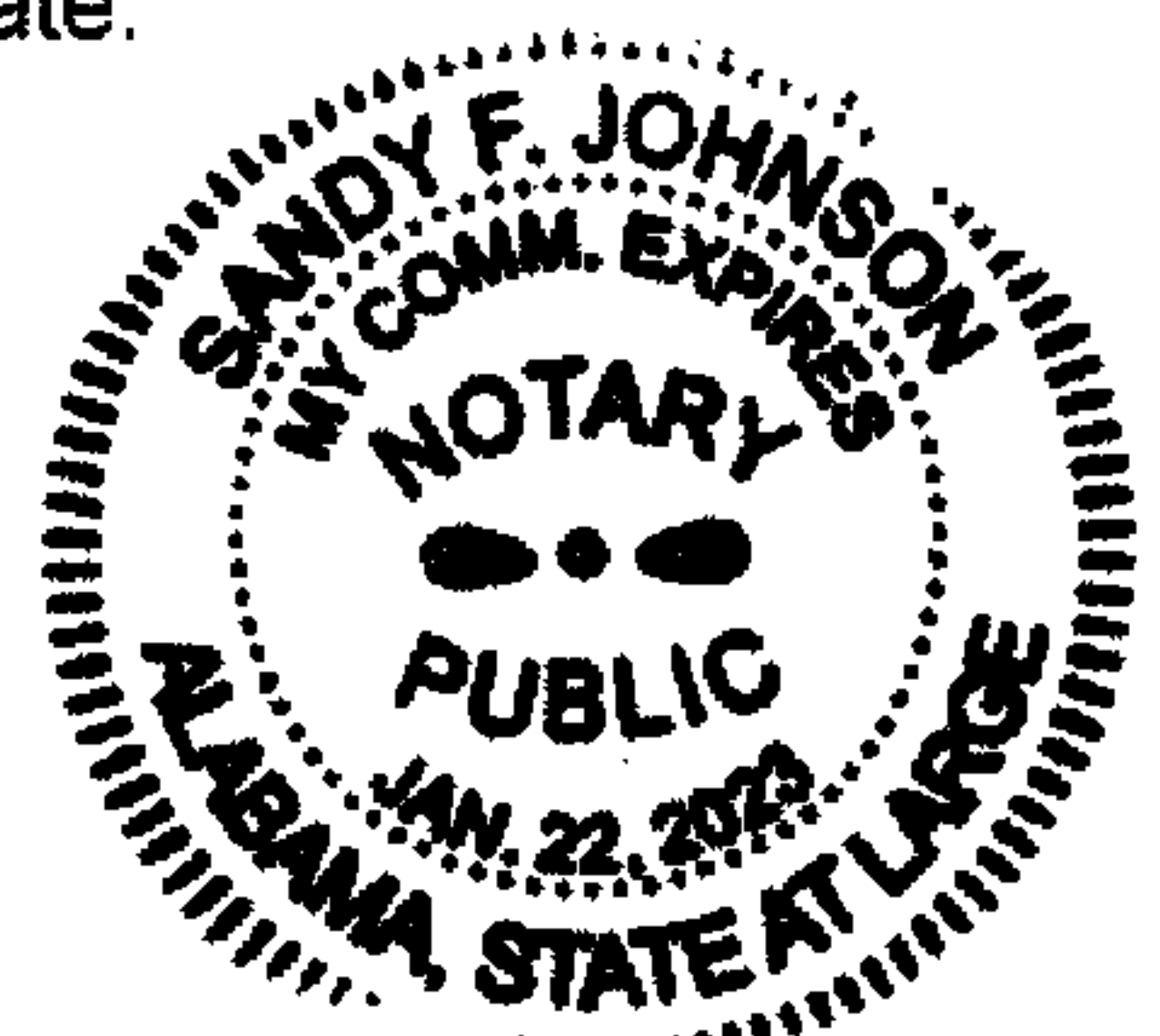
  
Phillip D. Jones

  
Madeline M. Jones

State of Alabama  
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Phillip D. Jones and Madeline M. Jones, 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 30th day of June, 2020.

  
Notary Public, State of Alabama  
  
Printed Name of Notary  
My Commission Expires: 1/22/23

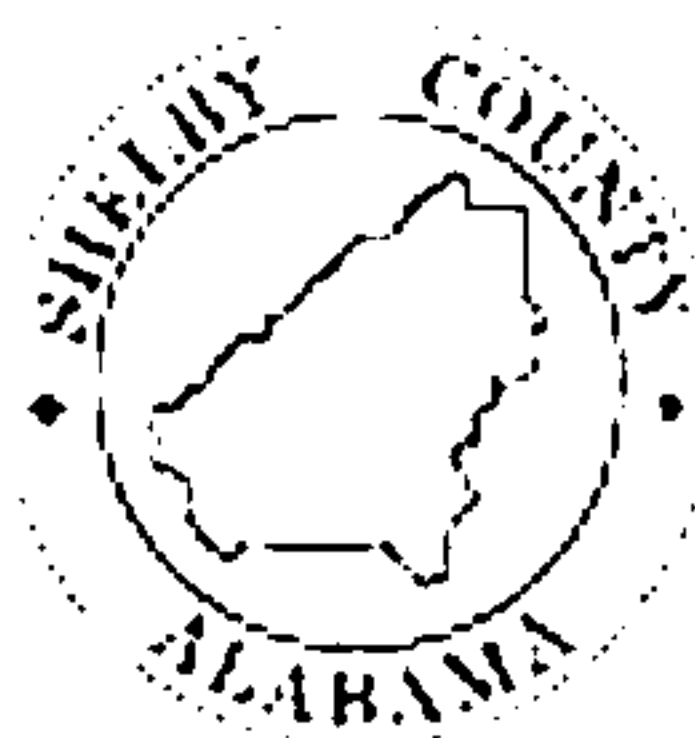


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said quarter-quarter Section for a distance of 375.65 feet to a point on the Southeasterly right of way line of Alabama Highway No. 25; thence 62 degrees 19 minutes 17 seconds left and run in a Northeasterly direction along the Southeasterly right of way line of said Highway for a distance of 352.53 feet to the Point of Beginning; thence continue in a Northeasterly direction along said Southeasterly right of way line of said Highway for a distance of 346.20 feet to the beginning of a curve to the left, said curve to the left having a radius of 3545.12 feet and a central angle of 2 degrees 46 minutes 48 seconds; thence continue in a Northeasterly direction along said Southeasterly right of way line of said Highway and the arc of said curve to the left for a distance of 172.01 feet; thence 102 degrees 13 minutes 26 seconds right from the chord of the last described curve and in a Southeasterly direction for a distance of 420.76 feet; thence 74 degrees 00 minutes 12 seconds right in a Southwesterly direction for a distance of 269.94 feet; thence 37 degrees 20 minutes 57 seconds right and in a Southwesterly direction for a distance of 248.73 feet; thence 65 degrees 26 minutes 37 seconds right and in a Northwesterly direction for a distance of 303.57 feet to the point of beginning.

According to the survey of Sydney H. Keel, ALS #10095, dated February 28, 1992.

A parcel of land situated in the Northwest quarter of the Southwest quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Southwest corner of the Northwest quarter of the Southwest quarter of Section 18, Township 21 South, Range 1 East, Shelby County, Alabama and run in an Easterly direction along the South line of said quarter quarter section for a distance of 375.65 feet to a point on the Southeasterly right of way line of Alabama Highway No. 25; thence 62 degrees 19 minutes 17 seconds left and run in a Northeasterly direction along the Southeasterly right of way line of said Highway for a distance of 323.73 feet to the Point of Beginning; thence continue said course 28.8 feet to the Southwest corner of that certain property previously conveyed to James R. Cates by Inst. 1992-15039, in the Probate Office of Shelby County, Alabama; thence run Southeasterly along the Southwest line of said property previously conveyed 303.57 feet to the Southeast corner of said property previously conveyed; thence run Northwesterly a distance of 301.10 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/01/2020 12:44:58 PM  
\$43.50 CHARITY  
20200701000271840

*Allen S. Bayl*