

This instrument was prepared by:
SOUTH OAK TITLE TRUSSVILLE, LLC
5582 APPLE PARK DRIVE
BIRMINGHAM, ALABAMA 35155

Send Tax Notice To:
LUKE WATKINS
ADRIANA WATKINS
1140 9TH STREET NW
ALABASTER, ALABAMA 35007

20200708000283130
07/08/2020 02:28:14 PM

STATE OF ALABAMA)

DEEDS 1/2

JOINT SURVIVORSHIP DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED EIGHTY FIVE THOUSAND DOLLARS & 00/100 (\$185,000.00) AND ALL GOOD AND VALUABLE CONSIDERATION; the amount of which is verified in the contract between the parties hereto; to the undersigned GRANTORS in hand paid by GRANTEES the receipt whereof is hereby acknowledged, I, JIMMY THOMAS VINES, an unmarried man, whose address is 6005 Woodville Dr Helena AL 35080, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto LUKE WATKINS and ADRIANA WATKINS, whose address is 1140 9th Street NW, Alabaster, Alabama 35007, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, with an address of 1140 9th Street NW, Alabaster, Alabama 35007, to wit:

SEE ATTACHED EXHIBIT "A"

\$158,500.00 of the above recited purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes for the year 2020, and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights not owned by the Grantors, if any.

TO HAVE AND TO HOLD to the said GRANTEES, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenant with GRANTEES and with GRANTEES' heirs and assigns, that GRANTOR is 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 herein above set forth, and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

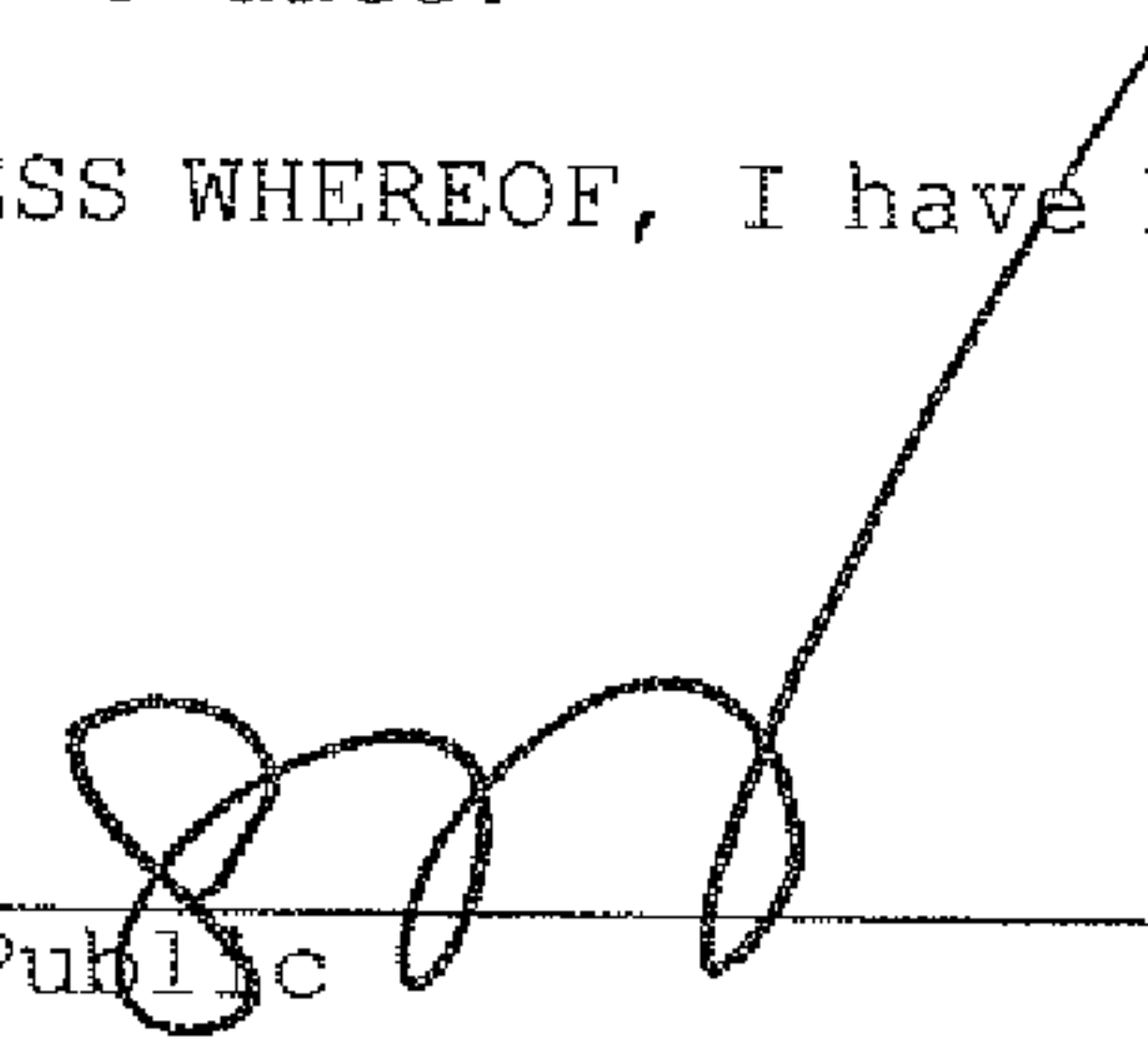
IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 8th day of July, 2020.

 (SEAL)
JIMMY THOMAS VINES

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that JIMMY THOMAS VINES, an unmarried man, 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 conveyance, signed his name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 8th day of July, 2020.


Notary Public
My Commission Expires: 11/3/2020

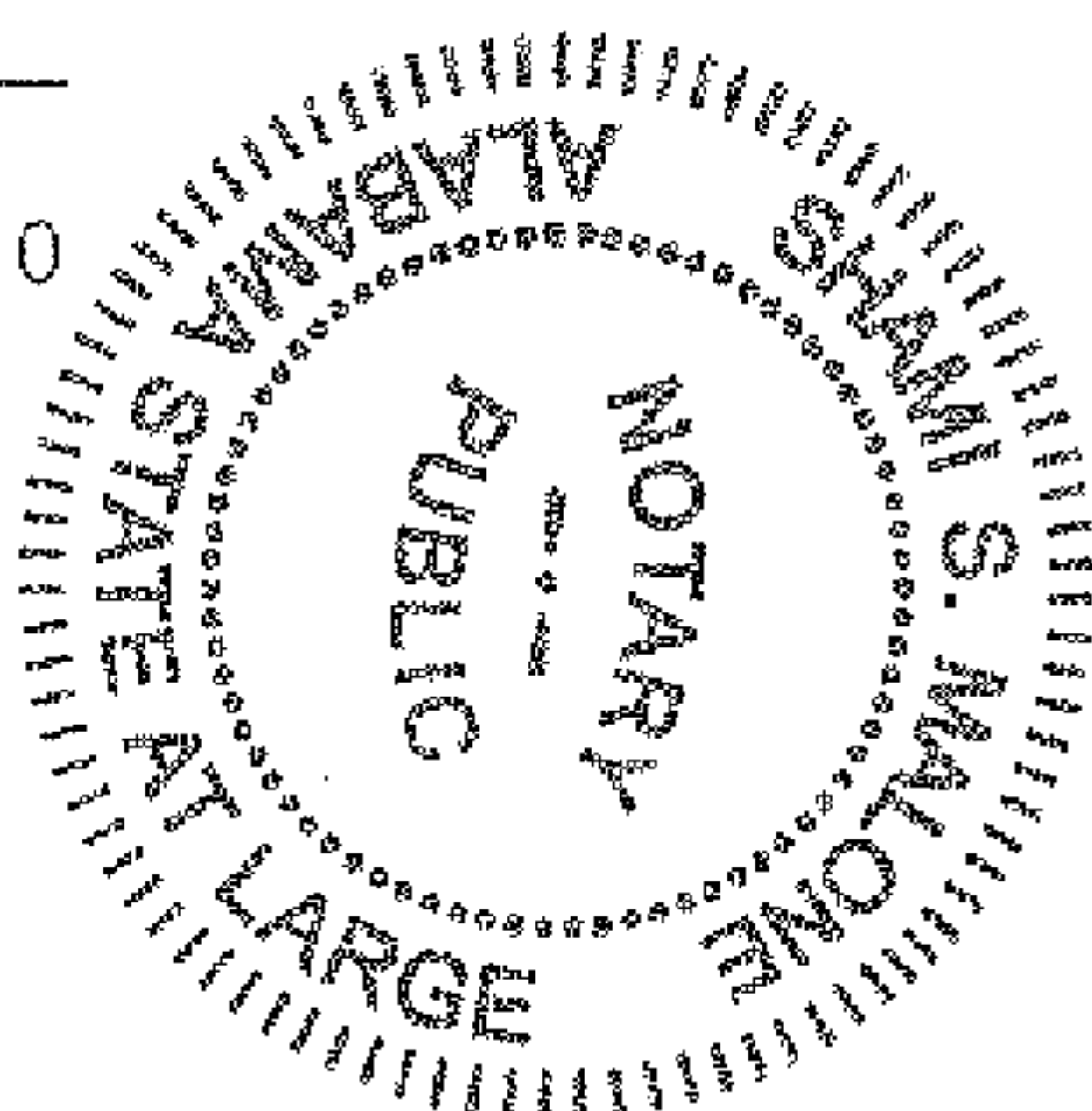


EXHIBIT A

The Land is described as follows:

Part of the NW 1/4 of SW 1/4 of Section 26, Township 20 South, Range 3 West in Shelby County, Alabama, being more particularly described as follows: From the southwest corner of said 1/4 1/4 section looking north along the west line of said 1/4 1/4 section turn an angle to the right of 45°-47' and run in a northeasterly direction for a distance of 291.10 feet to a point on the southwesterly right of way of Shelby County Highway # 95, thence turn an angle to the left of 91°-02' and run in a northwesterly direction along said highway right of way for a distance of 243.54 ft. thence turn an angle to the right of 90° and run in a northeasterly direction for a distance of 20 feet to a point that is the beginning of a curve for said highway right of way, said curve having a radius of 1,472.68 feet and being concave northeasterly, thence turn an angle to the left and run along said curved highway right of way in a northwesterly direction for a distance of 71.90 feet to a point on the west line of said 1/4 1/4 section which is 440.57 feet north of the southwest corner of said 1/4 1/4 section, thence turn an angle to the left and run in a southerly direction along the west line of said 1/4 1/4 section for a distance of 440.57 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/08/2020 02:28:14 PM
\$51.50 CHERRY
20200708000283130

Allen S. Bayl