

This instrument was prepared by:
Halbrooks & Allen, LLC
704 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To:
Barry Carlton Clay
1894 Smyer Lake Road
Leeds, AL 35094
(which is also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)
KNOW ALL MEN BY THESE PRESENTS

That in consideration of Five Hundred Eighty Thousand and No/100 -----
----- (\$580,000.00) Dollars
(as evidenced by closing statement)
to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
Jerome K. Lanning and Joyce A. Lanning, Husband and Wife
(whose address is: 2102 Williamsburg Way, Birmingham, AL 35223)
(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Barry Carlton Clay and Susan Ogburn Clay
(whose address is the property address)
(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated herein for all purposes.

Subject to: current taxes, easements, restrictions, rights of way and liens of record.

\$ 271,000.00 of the purchase price recited above was paid from a mortgage loan 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 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.

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 warrant 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 29th day of July, 2020.

Jerome K. Lanning (Seal)
Jerome K. Lanning

Joyce A. Lanning (Seal)
Joyce A. Lanning

_____(Seal)

_____(Seal)

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
Jerome K. Lanning and Joyce A. Lanning
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 29th day of July, A.D., 2020.

My Commission Expires: 4/21/24

William H. Halbrooks
William H. Halbrooks, Notary Public

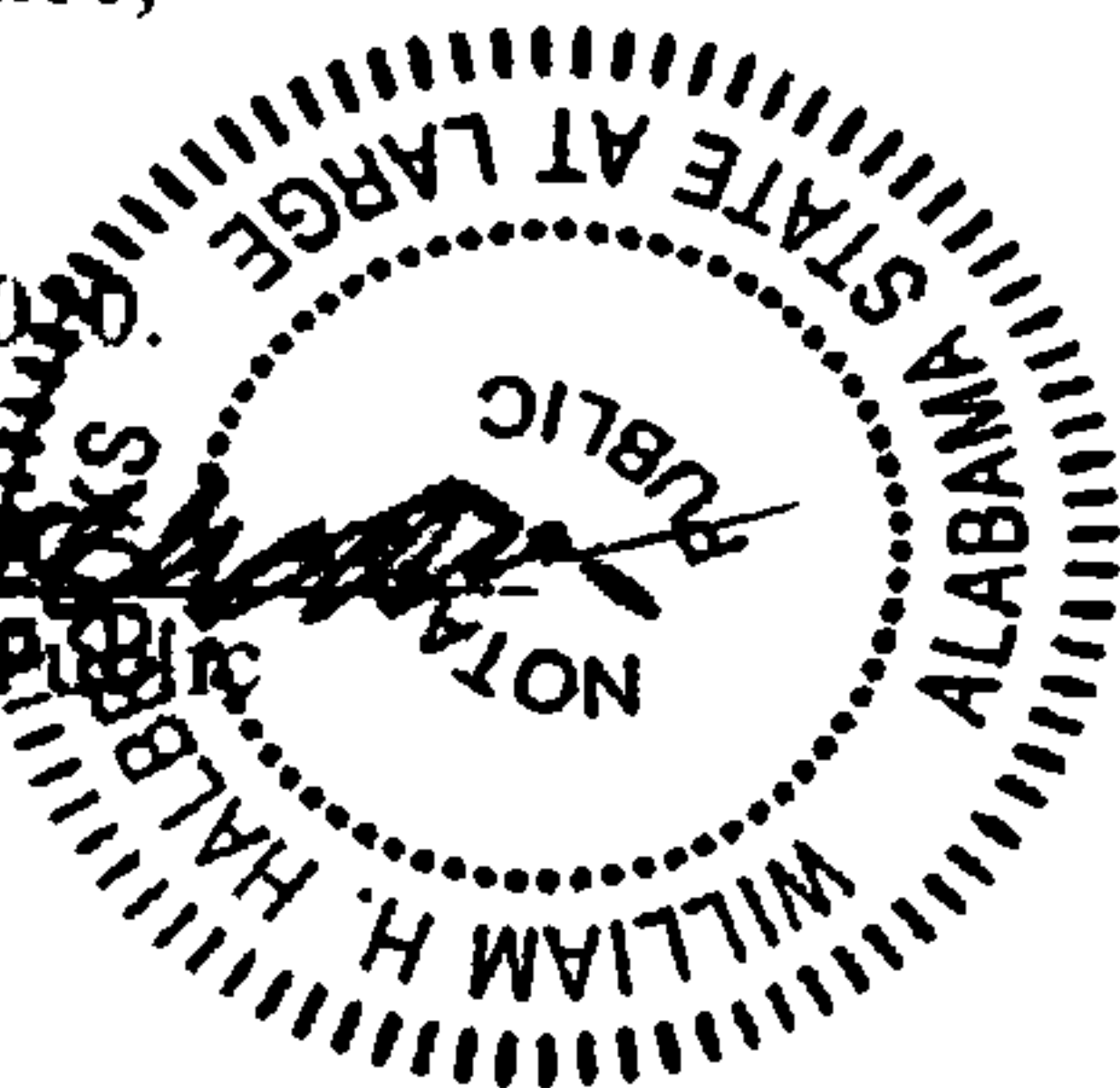


Exhibit "A"

Attached Legal Description

Parcel I:

A parcel of land in the NE 1/4 of the SW 1/4 of Section 24, Township 18 South, Range 1 West, being more particularly described as follows:

Start at the most Southerly corner of Lot 32, according to Map of Mountain View Lake Company, Second Sector, as recorded in Map Book 3, Page 150 in the Probate Office of Shelby County, Alabama; run thence Southwestwardly along an extension of the Southeast line of said Lot 32 for a distance of 71.10 feet for point of beginning of a particularly description of said parcel; thence turn an angle to the right from the last described line of $54^{\circ} 18'$ and run in a Westerly direction for 148.78 feet to a point; thence turn an angle to the right of $00^{\circ} 29'$ and continue in a Westerly direction 190.62 feet to a point; thence turn an angle to the right of $83^{\circ} 57'$ and run in a Northerly direction 134.65 feet, more or less, to the Southerly edge of a Lake; thence turn to the right and run in a generally Easterly direction along the Southerly edge of said Lake to the most Westerly corner of said Lot 32; thence turn an angle to the right and run in a Southeasterly direction a measured distance of 245.52 feet (deed shows 227.67 feet), more or less, to the point of beginning; being situated in Shelby County, Alabama.

Parcel II:

A parcel of land situated in the Northeast Quarter of the Southwest Quarter of Section 24, Township 18 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama being more particularly described as follows:

Begin at the Southeasternmost corner of that parcel as described in Deed Book 323, Page 857 as recorded in the Office of the Judge of Probate, Shelby County, Alabama, said POINT OF BEGINNING also being 71.10 feet southwesterly of the southwesternmost corner of Lot 32, along the southwesterly extension of the south line of said lot, according to the Survey of Mountain View Lake Company Second Sector, as recorded in Map Book 3, Page 150 in the aforementioned Office of the Judge of Probate; thence run North $69^{\circ} 40' 11''$ West along the southwesterly line of said parcel as described in Deed Book 323, Page 857 for a distance of 148.78 feet (measured and deed); thence run North $69^{\circ} 11' 10''$ West along said southwesterly line for a distance of 190.32 feet (deed 190.62 feet) to the southwesternmost corner of said parcel; thence leaving said southwesterly line run South $34^{\circ} 44' 56''$ East for a distance of 350.61 feet; thence run South $65^{\circ} 14' 40''$ East for a distance of 105.71 feet; thence run North $54^{\circ} 47' 12''$ East for a distance of 100.00 feet; thence run North $35^{\circ} 12' 48''$ West for a distance of 100.00 feet; thence run North $01^{\circ} 55' 43''$ West for a distance of 73.72 feet to the POINT OF BEGINNING.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/30/2020 03:35:31 PM
\$334.00 CHERRY
20200730000322210

Allen S. Bayl