

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-20-28497

Send Tax Notice To: Steven Andrew Hanna
Cara C. Hanna

6025 Hwy 51
Wilsonville, AL 35186

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of Two Hundred Thousand Dollars and No Cents (\$200,000.00), 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, Andrew Phelps, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Steven Andrew Hanna and Cara C. Hanna, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, ; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or his spouse, if any.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 19 day of August, 2020.

Andrew Phelps
Andrew Phelps

State of Alabama

County of Madison

I, Matthew C. Medley, a Notary Public in and for the said County in said State, hereby certify that Andrew Phelps, 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.

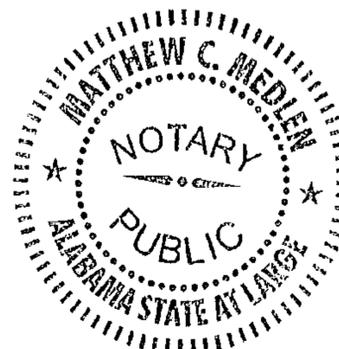
Given under my hand and official seal this the 19 day of August, 2020.

Matthew C. Medley

Notary Public, State of Alabama

0312717021

My Commission Expires: _____



Handwritten mark

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Section 17, Township 21 South, Range 2 East; thence run East along the North line of said Section 17 a distance of 26.00 feet to the point of beginning; thence continue East along the North line of said section a distance of 191.39 feet to Lay Reservoir, Contour Line Elevation 397.00; thence turn an angle of 65 degrees 40 minutes 45 seconds to the right and run along said contour line a distance of 199.27 feet; thence turn an angle of 29 degrees 12 minutes 15 seconds to the right and continue along said contour line a distance of 59.80 feet; thence turn an angle of 85 degrees 07 minutes to the right and run a distance of 145.49 feet; thence turn an angle of 63 degrees 00 minutes 00 seconds to the right and run a distance of 270.69 feet to the point of beginning. Situated in the NW 1/4 of the NW 1/4, Section 17, Township 21 South, Range 2 East, Shelby County, Alabama.

Easement for Road:

Begin at the Northwest corner of Section 17, Township 21 South, Range 2 East; thence run East along the North line of said Section 17 a distance of 26.00 feet; thence turn an angle of 63 degrees 00 minutes to the right and run a distance of 33.68 feet; thence turn an angle of 117 degrees 00 minutes to the right and run a distance of 556.27 feet to the Southeast right of way of Smith Camp Road; thence turn an angle of 136 degrees 04 minutes 30 seconds to the right and run along said Smith Camp Road a distance of 43.25 feet to the North line of Section 18, Township 21 South, Range 2 East; thence turn an angle of 43 degrees 55 minutes 30 seconds to the right and run along said North line of Section 18 a distance of 483.84 feet to the point of beginning. Situated in Sections 17 and 18, Township 21 South, Range 2 East, Shelby County, Alabama.

