

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Theodore Allan Wendell Jr.
Angelia Rae Wendell
195 Buttercup Ln.
Montevallo, AL 35115

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 Thirty Seven Thousand Five Hundred Dollars and No Cents (\$537,500.00)** 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

Reuben F. Burch IV and Regina Gray Burch, husband and wife, whose mailing address is:

195 Buttercup Ln., Montevallo, AL 35115

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

Theodore Allan Wendell Jr. and Angelia Rae Wendell, whose mailing address is:

9177 Turtle Point Dr., Killen, AL 35645

(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: 195 Buttercup Ln., Montevallo, AL 35115 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

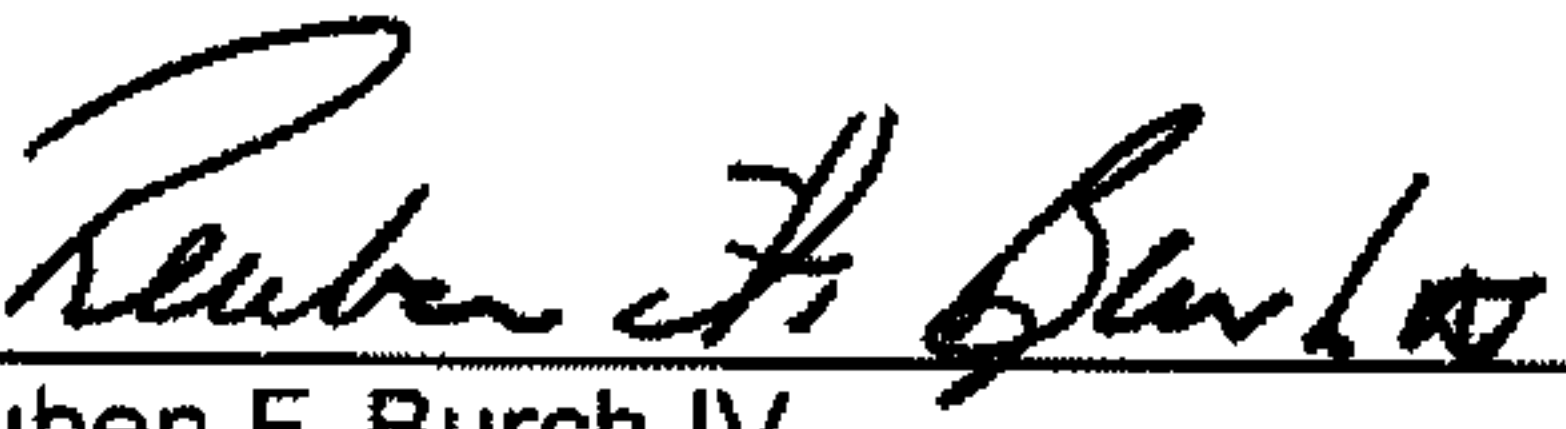
Subject to: All easements, restrictions and rights of way of record.

\$510,400.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

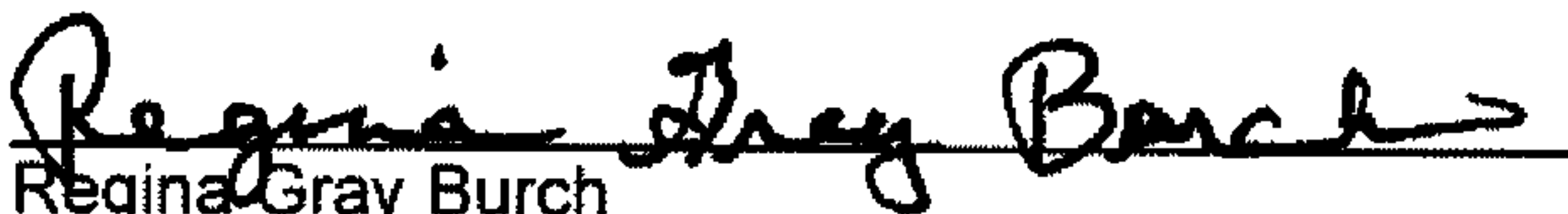
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 1st day of September, 2020.



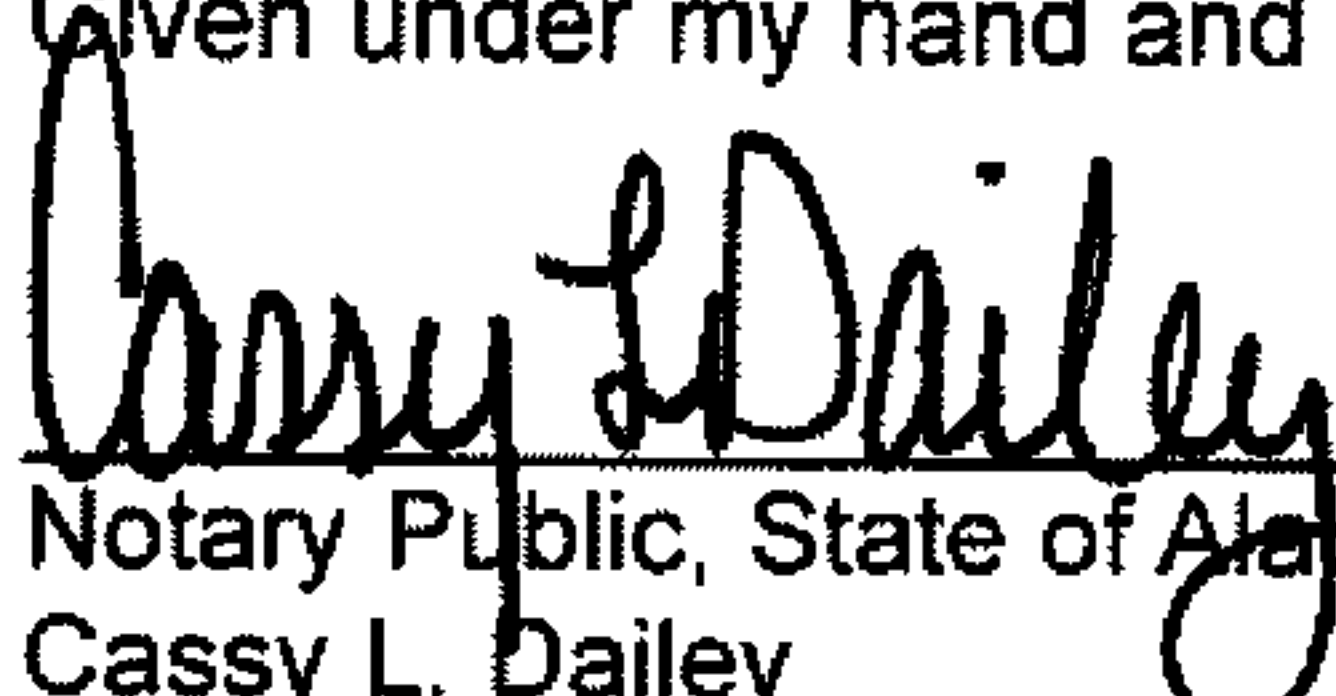
Reuben F. Burch IV



Regina Gray Burch

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Reuben F. Burch IV and Regina Gray Burch, 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 1st day of September, 2020.



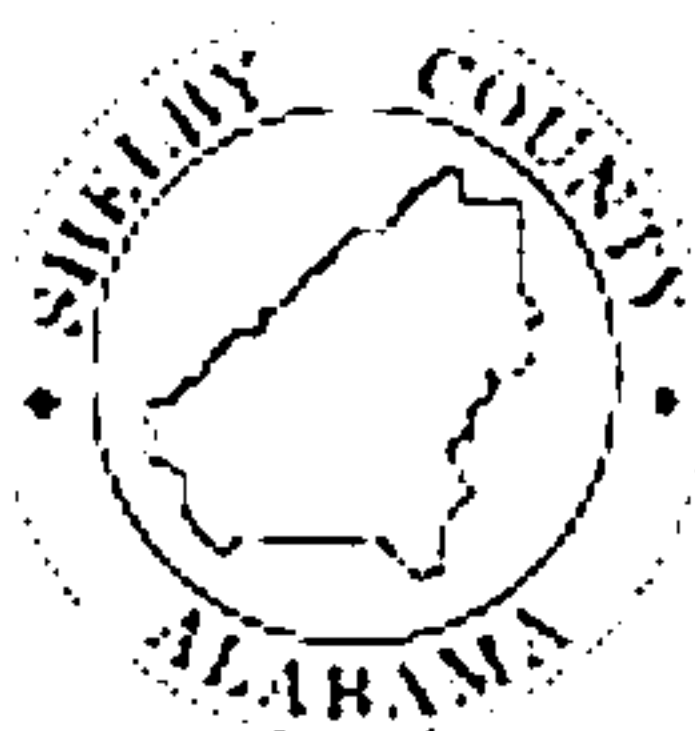
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022



EXHIBIT "A"
LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 3 West and part of the Northwest Quarter of the Southwest Quarter and part of the Southwest Quarter of the Northwest Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:

Commence at a 2 inch iron pipe being accepted as the southeast corner of the Southeast Quarter of the Northeast Quarter of Section 36, Township 21 South, Range 3 West, Shelby County, Alabama; thence run a bearing of North 00 degrees, 09 minutes, 45 seconds, West and along the east line of said Quarter, Quarter (also being the east line of the Baker Properties, Ltd Land Parcel #1 as recorded in the Probate Office of Shelby County, Alabama in Map Book 11 at Page 97) for a distance of 123.39 feet to a ½ inch rebar, said point being the northeast corner of said Baker Properties, Ltd Land Parcel #1, said point also being the Point of Beginning; thence run North 87 degrees, 24 minutes, 20 seconds, West and along the north line of the Baker Properties, Ltd Land Parcel #1 for a distance of 1304.36 feet to a ¾ inch iron pipe on the east right-of-way of Shelby County Highway No. 107; thence run South 00 degrees, 07 minutes, 16 seconds, East and along said east right-of-way 336.58 feet to a ½ inch rebar; thence run South 86 degrees, 15 minutes, 07 seconds, East 653.04 feet to a ¾ inch iron pipe; thence run South 00 degrees, 01 minutes, 02 seconds, East 215.03 feet to a 5/8 inch capped rebar on the north right-of-way of Buttercup Lane; thence run South 86 degrees, 20 minutes, 48 seconds, East and along said north right-of-way 1173.96 feet to a ½ inch rebar; thence run North 00 degrees, 19 minutes, 36 seconds, West and along an existing fence line 590.80 feet to a ½ inch capped rebar (CA-965-LS) on the south boundary of Savannah Pointe Sector V, Phase II as recorded in the Probate Office of Shelby County, Alabama in Map Book 30 at Page 42; thence run North 87 degrees, 52 minutes, 04 seconds, West and along said south boundary (also being along a fence line) for a distance of 517.96 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/03/2020 10:03:51 AM
\$52.50 CATHY
20200903000392200

Allen S. Bayl