

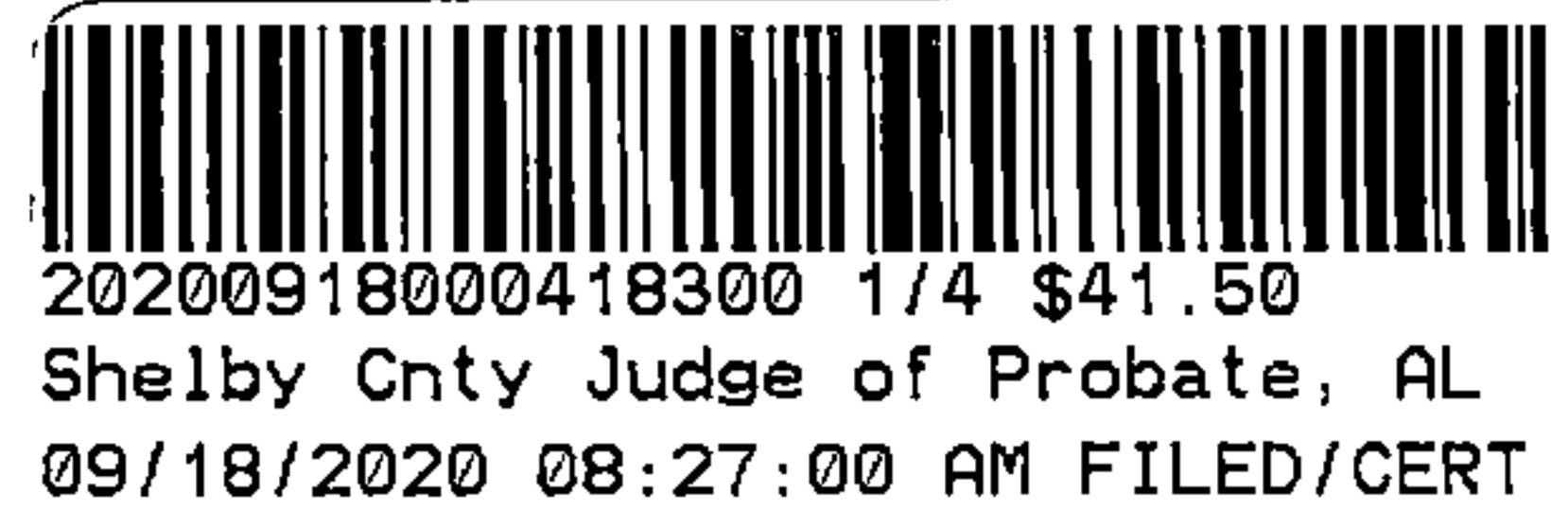
Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Rene Genry
Brandon Genry
321 Springbrook Lane
Montevallo, AL 35115

This deed is being prepared without benefit of title per the grantee request.

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby



KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Nine Thousand Four Hundred Eighty Dollars and No Cents (\$9,480.00)** 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

Judith S. Stone a single woman, Iris S. Kish, a single woman and Rebecca S. Loyd, a married woman, whose mailing address is:

111 Springbrook Lane, Montevallo, AL 35115

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

Rene Genry and Brandon Genry, whose mailing address is:

321 Springbrook Lane Montevallo, AL 35115

(herein referred to as grantees) as joint tenants with right of survivorship, the following described real estate property situated in Shelby County, Alabama.

A parcel of land located in the NW 1/4 of the NE 1/4 and the NE 14 of the NW 1/4, Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, described as follows: Commence at a 2" iron pipe marking the Southwest corner of the NW 1/4 of the NE 1/4 and run North 0 degrees 15 minutes 24 seconds West along the West boundary of said 1/4-1/4 section 500.00 feet; thence run North 89 degrees 13 minutes 36 seconds East 90.03 feet to a found iron pin; thence run North 0 degrees 15 minutes 36 seconds West 525.0 feet to the Northwest corner of the Keith Lucas tract, said point being the point of beginning; thence run North 89 degrees 25 minutes 28 seconds West 268.46 feet to an iron pin at the intersection of a property line fence; thence run North 01 degrees 04 minutes 17 seconds West along said fence line 325.77 feet to an iron pin; thence continue on the same line 51.21 feet to a set iron pin at the intersection of a painted line; thence run South 88 degrees 29 minutes 12 seconds East along said painted line 526.97 feet to an iron pin on a fence line, said point being the Northwest corner of the Brandon Genry tract; thence run South 09 degrees 53 minutes 12 seconds East along the West boundary of said Genry tract 373.01 feet to a x-tie post marking the Southwest corner of said Genry Tract and the Northeast corner of the Keith Lucas tract; thence run North 89 degrees 41 minutes 30 seconds West along the North boundary of said Lucas tract 315.33 feet to the point of beginning.

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

This is not the homestead of Rebecca S. Loyd nor that of her spouse.

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 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 21 day of August, 2020.

Judith S. Stone
Judith S. Stone

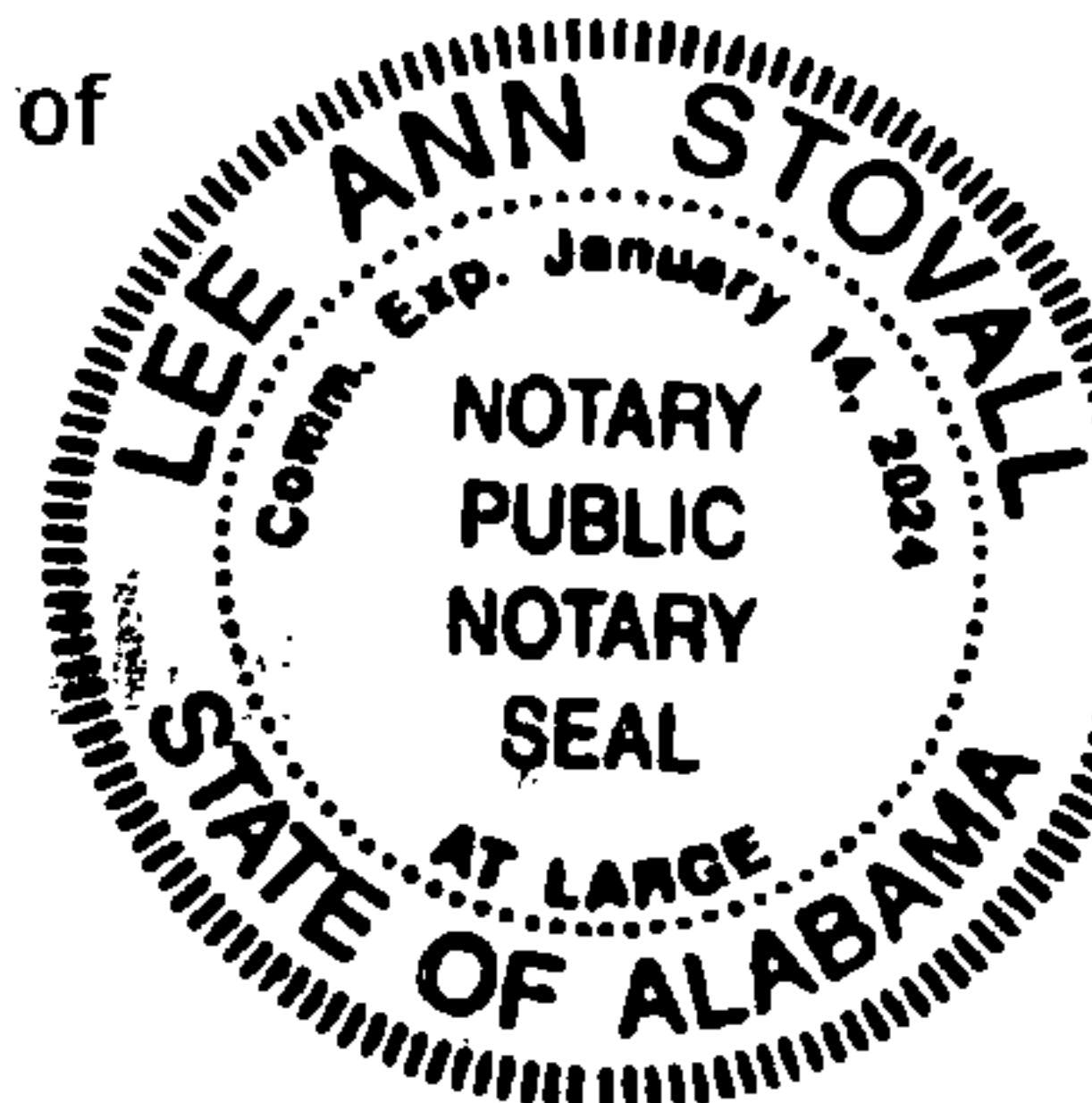
State of Alabama
County of Tallapoosa

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Judith S. Stone 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 21 day of August, 2020.

Notary Public, State of Alabama

Lee Ann Stovall
Printed Name of Notary Lee Ann Stovall
My Commission Expires: January 14, 2024



IN WITNESS WHEREOF I (we) have hereunto set my (our) hand(s) and seal(s), this 27th day of August, 2020.

Iris S. Kish
Iris S. Kish

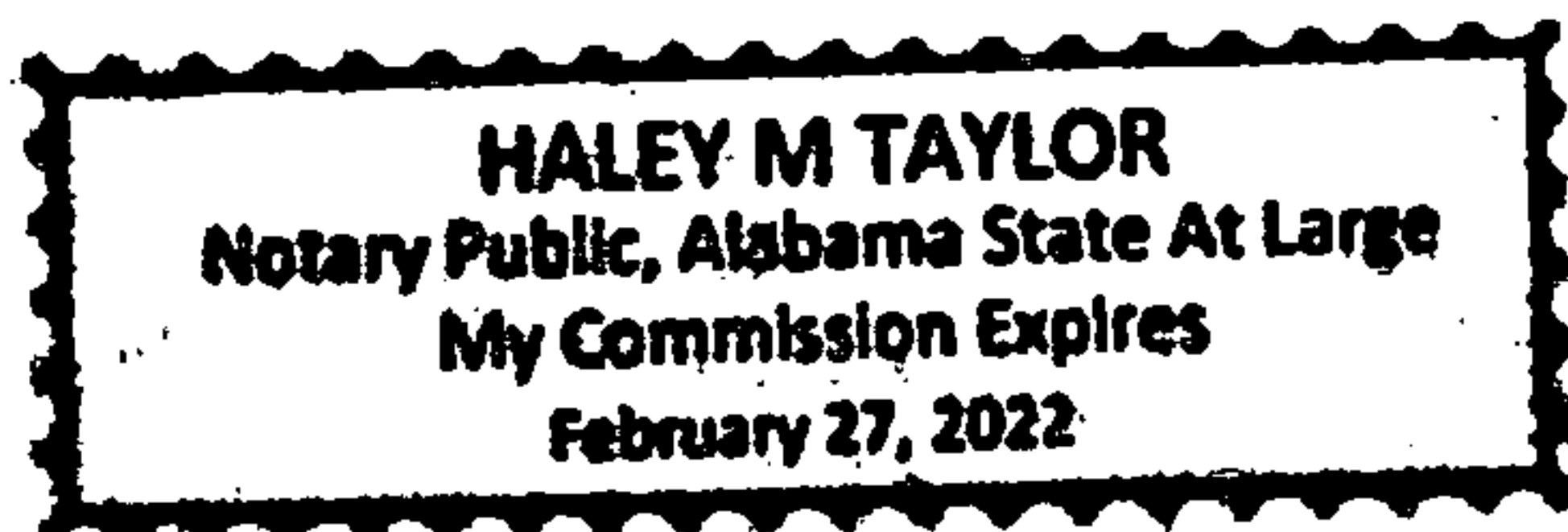
State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Iris S. Kish, 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 27th day of August, 2020.

Notary Public, State of Alabama

Haley M. Taylor
Printed Name of Notary Haley M. Taylor
My Commission Expires: _____



20200918000418300 2/4 \$41.50
Shelby Cnty Judge of Probate, AL
09/18/2020 08:27:00 AM FILED/CERT

IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 25th day of August, 2020.

Rebecca S. Loyd
Rebecca S. Loyd

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rebecca S. Loyd, 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 25th day of August, 2020.

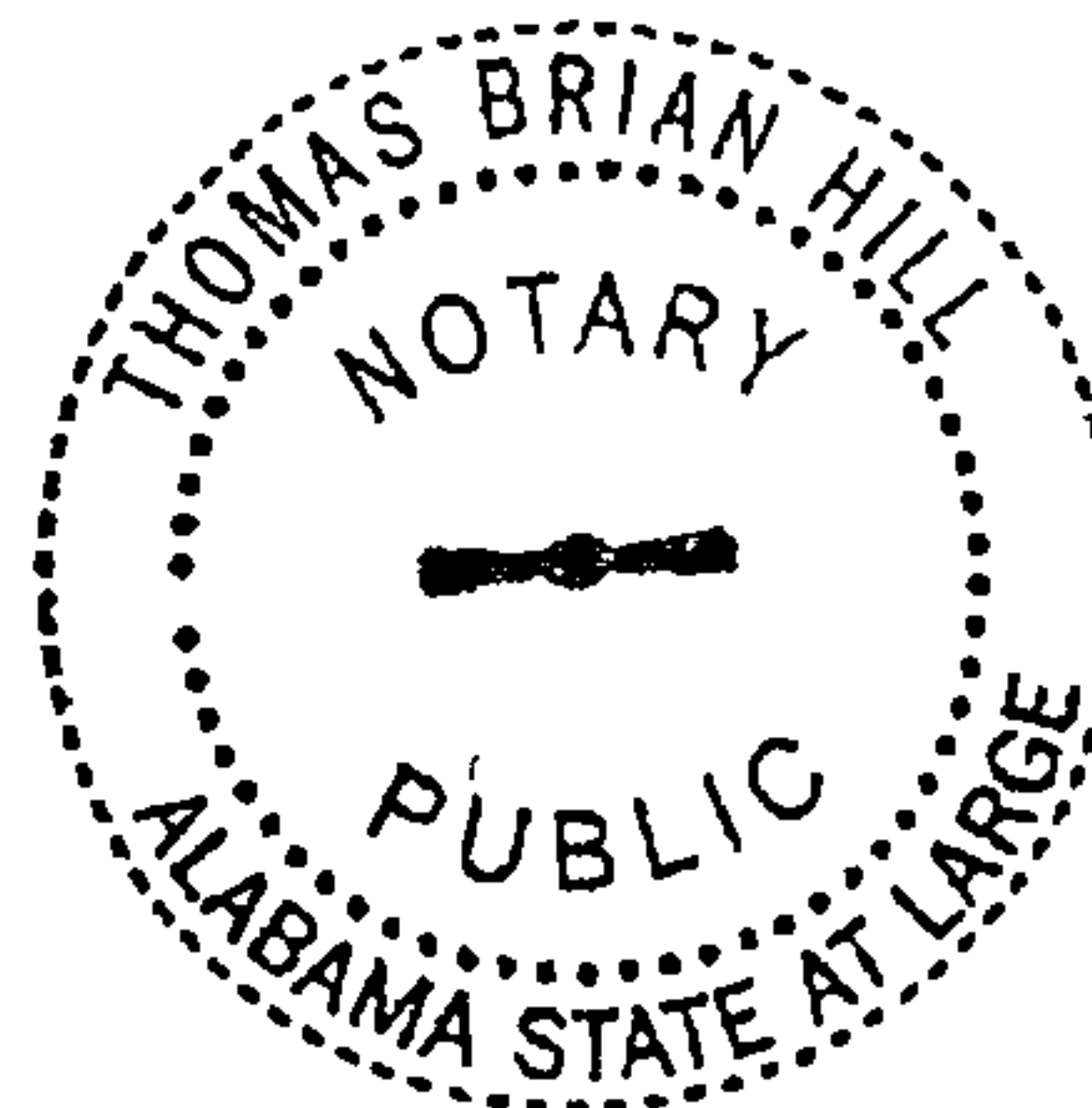
Thomas Brian Hill

Notary Public, State of Alabama

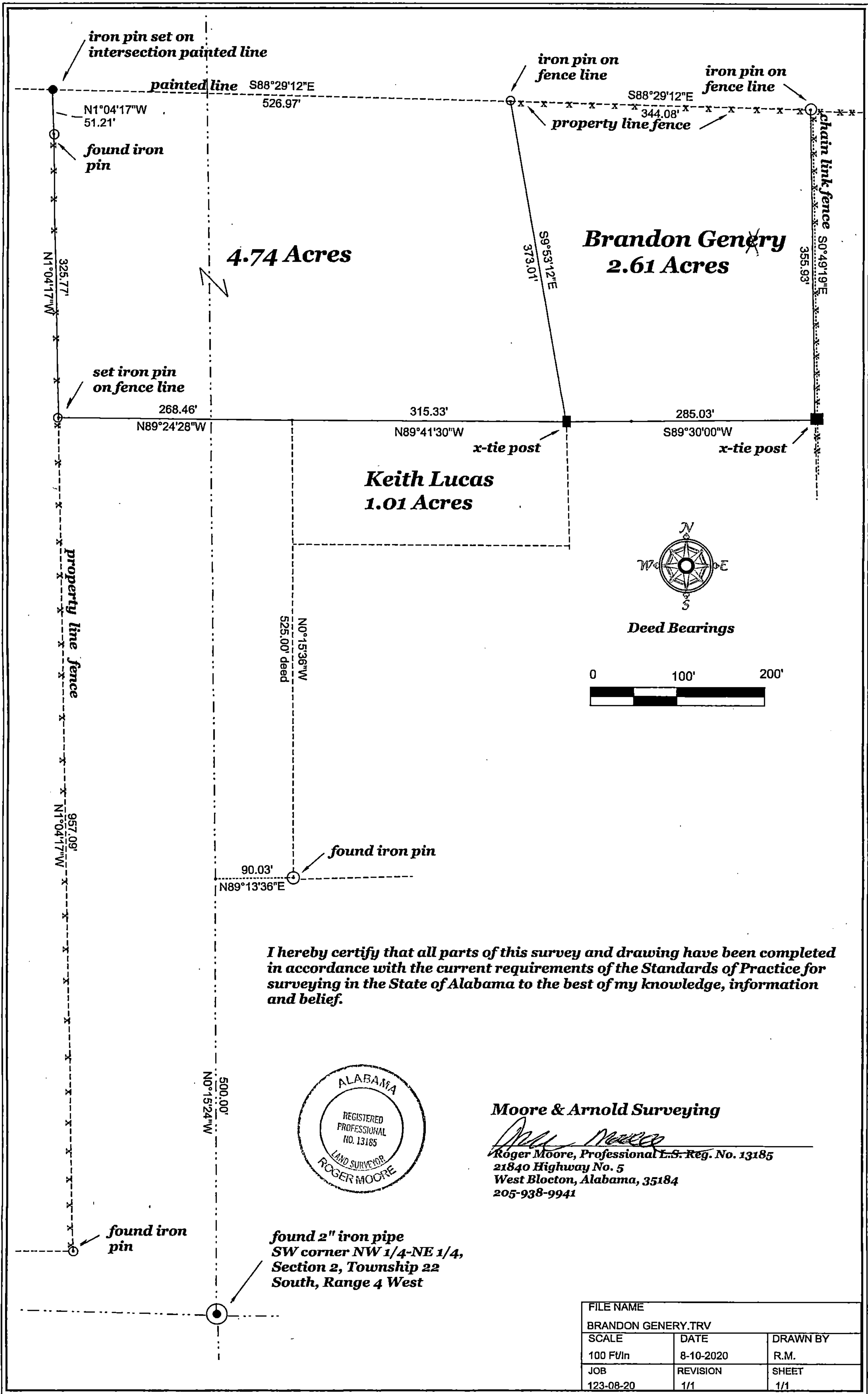
Thomas Brian Hill

Printed Name of Notary

My Commission Expires: 8-14-2022



20200918000418300 3/4 \$41.50
Shelby Cnty Judge of Probate, AL
09/18/2020 08:27:00 AM FILED/CERT



Traverse PC

Shelby County, AL 09/18/2020
State of Alabama
Deed Tax: \$9.50

20200918000418300 4/4 \$41.50
Shelby Cnty Judge of Probate, AL
09/18/2020 08:27:00 AM FILED/CERT