

Deed being re-recorded to record in correct county which is Shelby County

20200924000430980

09/24/2020 02:52:55 PM

DEEDS 1/3

THIS INSTRUMENT PREPARED BY:

Jeff W. Parmer

Law Offices of Jeff W. Parmer, LLC

2204 Lakeshore Drive, Suite 125

Birmingham, AL 35209

STATE OF ALABAMA, JEFFERSON COUNTY  
I hereby certify that no mortgage tax or deed tax  
has been collected on this instrument  
Judge of Probate  
NO TAX COLLECTED

SEND TAX NOTICE TO:

Skylier Blanc Harris

Elisabeth Nicole Earman

58677 Hwy 25  
Leeds, AL 35094

STATE OF ALABAMA )

JOINT SURVIVORSHIP DEED

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of **NINETY THOUSAND AND 00/100 (\$90,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Jane Bryant Powell, an unmarried person** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Skylier Blanc Harris and Elisabeth Nicole Earman** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in **Jefferson County, State of Alabama**, to-wit:

**See Attached Exhibit "A"**

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

Property Address: **Old Hwy 25, Leeds, AL 35094**

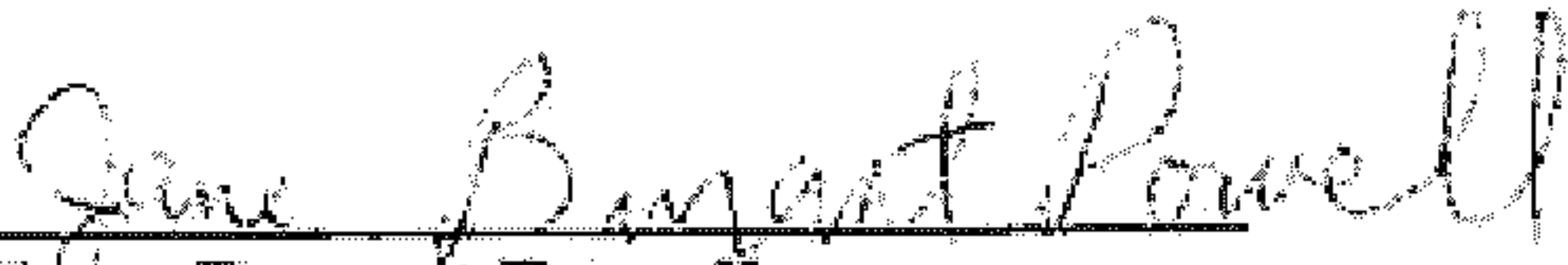
All of the above-recited purchase price was paid from a mortgage loan closed simultaneously herein.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, executors and administrators, covenants with GRANTEE, and with GRANTEE'S 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 except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

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IN WITNESS WHEREOF, said GRANTOR has hereunto set its hand and seal this 15th day of April, 2020.

  
**Jane Bryant Powell**

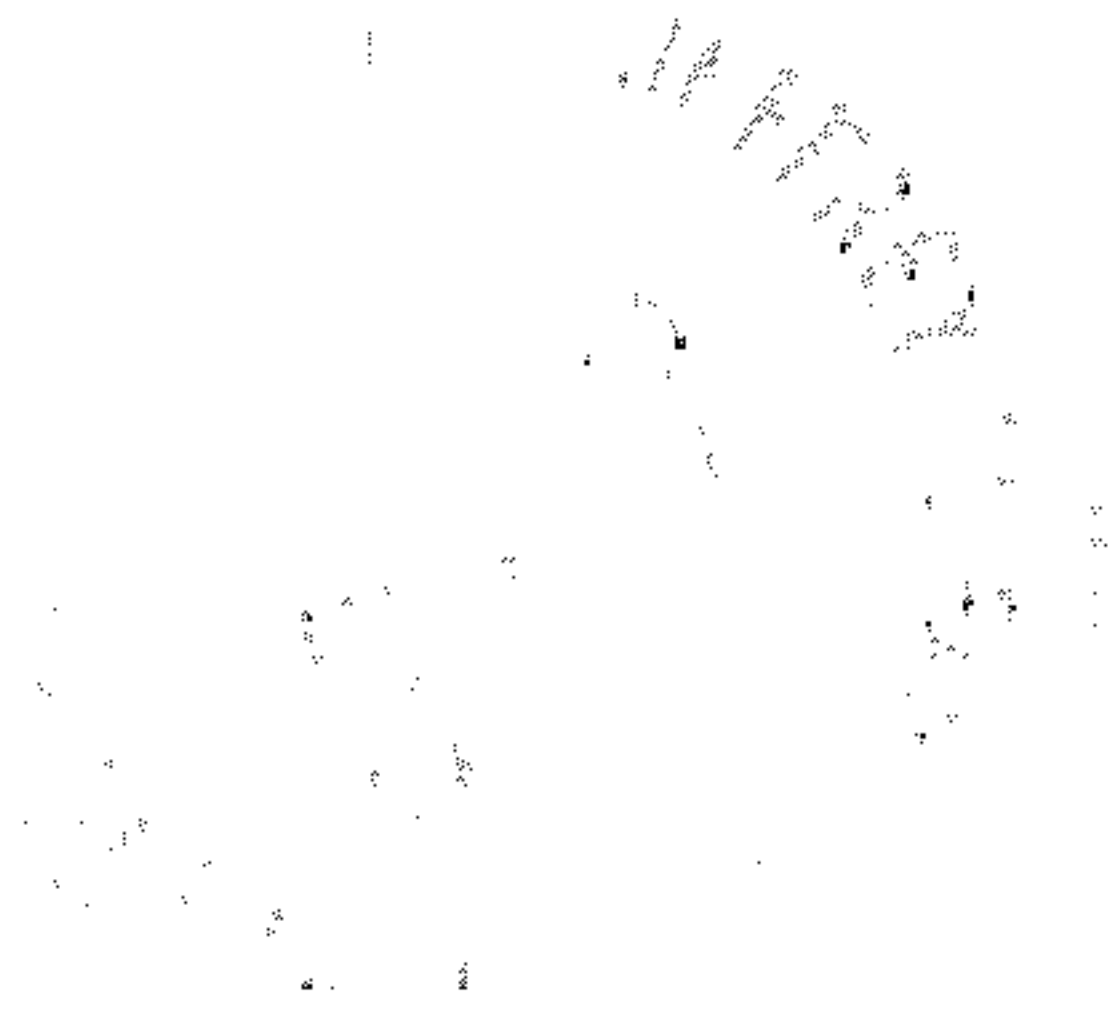
STATE OF ALABAMA   )  
                                 :  
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Jane Bryant Powell** 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 Instrument, he/she signed his/her name authority on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of April, 2020.

  
\_\_\_\_\_  
**Jeff W. Parmer**

**NOTARY PUBLIC**  
**My Commission Expires: 09/13/2020**



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## Exhibit A

### Legal Description

Begin at the Northwest corner of the Southwest Quarter of the Northwest Quarter of Section 33, Township 17 South, Range 1 East; thence run easterly along the north line thereof for 635.11 feet, survey, (634.99 feet, measured) to the westerly right-of-way of Alabama State Highway #25; thence 127 degrees 13 minutes 10 seconds right (survey and measured) run southwesterly along said right of way for 581.37 feet (survey and measured) to a curve to the left having a radius of 134.07 feet (survey and measured) and a central angle of 127 degrees 33 minutes 20 seconds (survey and measured); thence run along said curve and right-of-way for 298.48 feet (survey and measured); thence 90 degrees 00 minutes right (survey and measured) from tangent of said curve run southerly for 303.06 feet (survey and measured); thence 58 degrees 47 minutes 31 seconds left (survey and measured) run southeasterly for 230.63 feet (survey and measured) to the westerly right-of-way of said Highway #25; thence 90 degrees 00 minutes right (survey and measured) run southwesterly along said right of way for 998.79 feet (survey and measured) to a curve to the left having a radius of 6645.17 feet (survey and measured) and a central angle of 0 degrees 51 minutes 50 seconds, survey (0 degrees 51 minutes 58 seconds, measured); thence run southwesterly along said curve and right-of-way for 100.20 feet (survey and measured) to the west line of said section; thence 328 degrees 52 minutes 05 seconds right, survey (328 degrees 23 minutes 11 seconds, measured) from chord of said curve run northerly along said section line for 753.65 feet to the southwest corner of the Southwest Quarter of the Northwest Quarter of said Section; thence 0 degrees 7 minutes 27 seconds, survey (0 degrees 7 minutes 8 seconds, measured) left run northerly for 1289.74 feet, survey (1289.46 feet, measured) to the Point of Beginning; containing 16.33 acres, more or less.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/24/2020 02:52:55 PM  
\$29.00 CHARITY  
20200924000430980

*Allen S. Bayl*