

This Instrument was Prepared by:
Sandy F. Johnson
South Oak Title Pelham, LLC
3156 Pelham Parkway, Suite 2
Pelham, AL 35124
File No.: 44444-20-3188

Send Tax Notice To: Leigh Elise Allison
Shane Patrick Kelly
15 Woodfield Road
Montevallo, AL 35115

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 Thirty Seven Thousand Five Hundred Dollars and No Cents (\$237,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Estate of Freda H. Doriety, deceased, Probate Case No. PR-2016-000576, whose mailing address is 15 Woodfield Road, Montevallo, AL 35115** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Leigh Elise Allison and Shane Patrick Kelly, whose mailing address is 2556 Highway 35, Pelham, AL 35124** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 15 Woodfield Road, Montevallo, AL 35115**; to wit;

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, described as follows:

Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 7 and go South 37 degrees 49 minutes East for 39.73 feet; thence South 81 degrees 33 minutes East for 136.35 feet; thence South 25 degrees 2 minutes East for 370.19 feet to the Point of Beginning; thence South 22 degrees 05 minutes East for 259.70 feet to a point on a curve on the North boundary of Woodfield Road, said curve having a central angle of 8 degrees 44 minutes a radius of 935.35 feet and subtended by a chord bearing South 58 degrees 18 minutes West for 150.00 feet; thence along this curve 150.14 feet; thence South 53 degrees 56 minutes West for 266.51 feet to a point on a curve on the East boundary of Overhill Road, said curve having a central angle of 25 degrees 14 minutes a radius of 380.30 feet and subtended by a cord bearing North 37 degrees 57 minutes West for 164.42 feet; thence along this curve 167.10 feet; thence North 25 degrees 20 minutes West for 164.65 feet; thence North 64 degrees 40 minutes East for 462.00 feet to the Point of Beginning.

\$142,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

Freda H. Doriety surviving grantee of that deed recorded in Instrument No. 19720811000040050 died on or around June 17, 2016. Thurston A. Doriety the other grantee died on or around November 4, 2004.

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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Personal Representative, who is/are authorized to execute this conveyance, has hereto set his signature and seal, this the 30th day of September, 2020.

ESTATE OF FRED A H. DORIETY, DECEASED

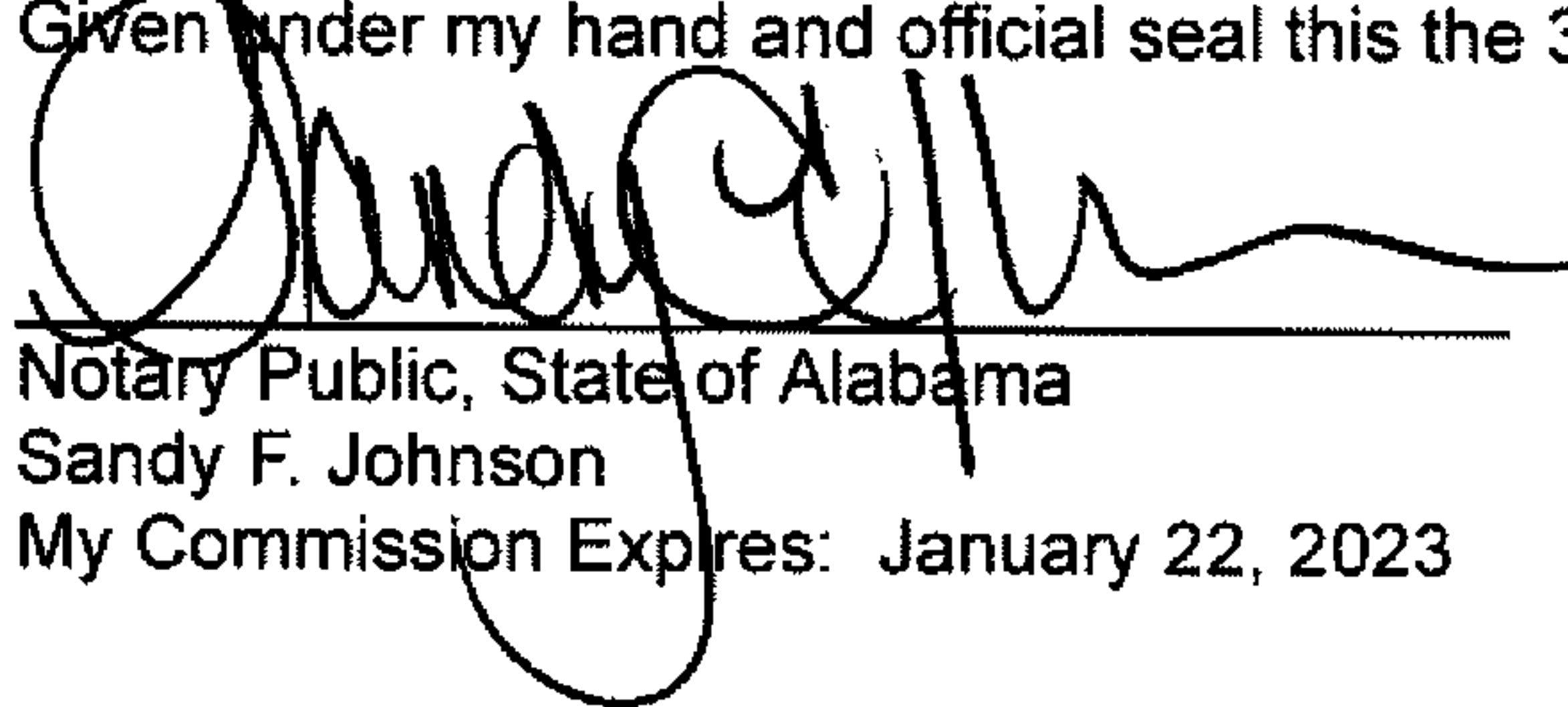

Kevin Doriety
Personal Representative

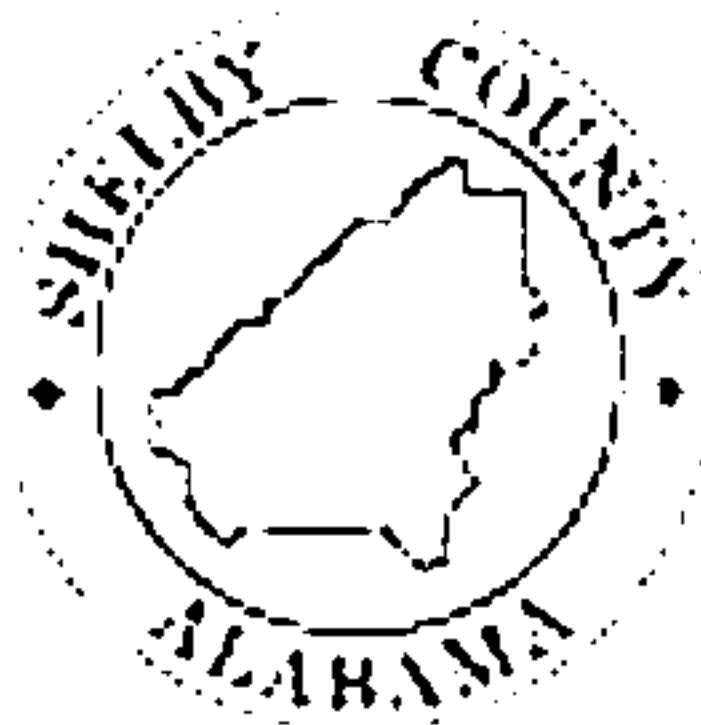
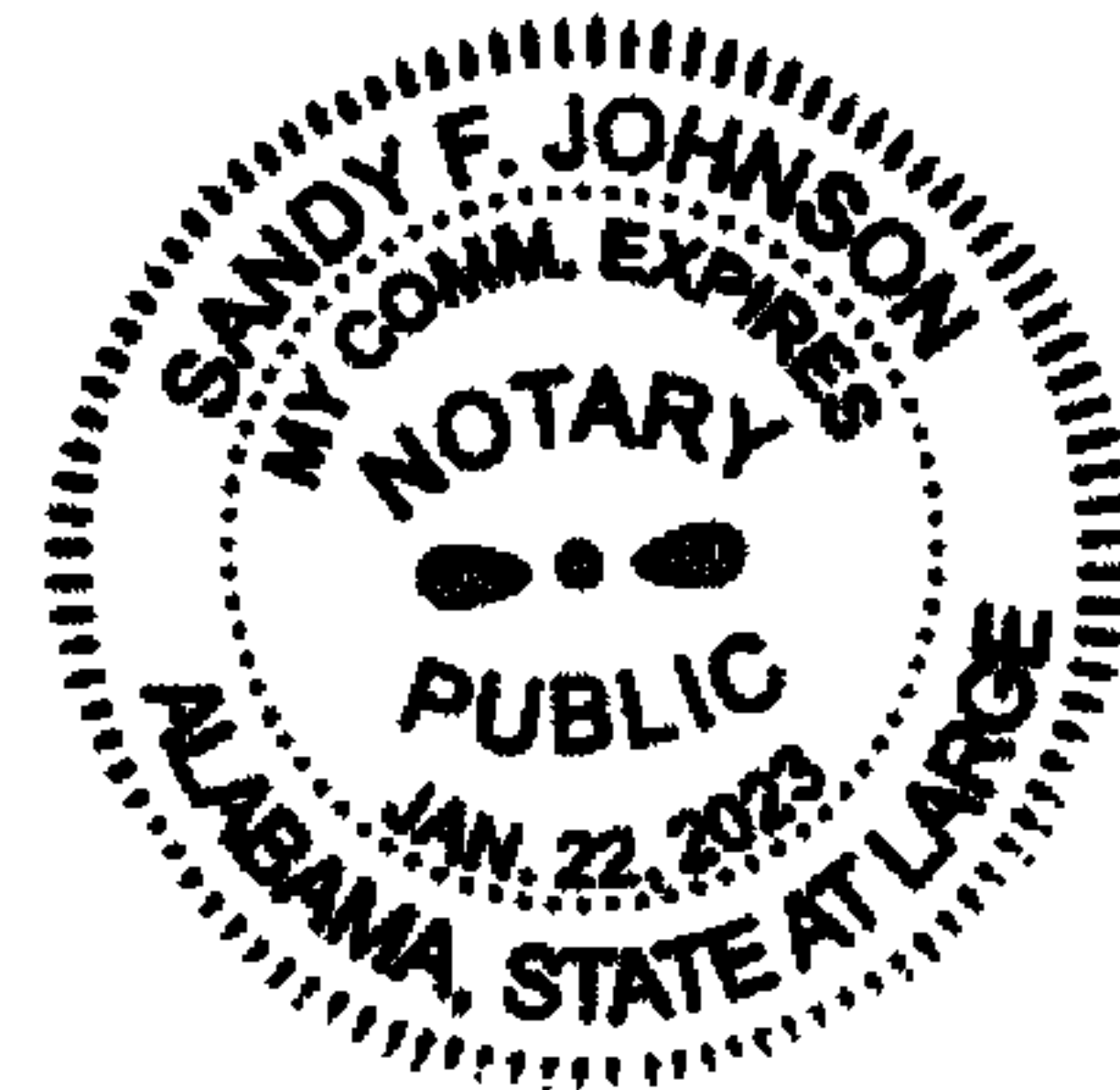
State of Alabama

County of Shelby

I, Sandy F. Johnson, a Notary Public in and for said County in said State, hereby certify that Kevin Doriety, whose name(s) as Personal Representative of Estate of Freda H. Doriety, deceased, Probate Case No. PR-2016-000576, 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 foregoing conveyance he as such Personal Representative and with full authority executed the same voluntarily for and as the act of said Estate on the day the same bears date.

Given under my hand and official seal this the 30th day of September, 2020.


Notary Public, State of Alabama
Sandy F. Johnson
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/02/2020 10:54:37 AM
\$120.00 JESSICA
20201002000446540

Allie S. Beyle