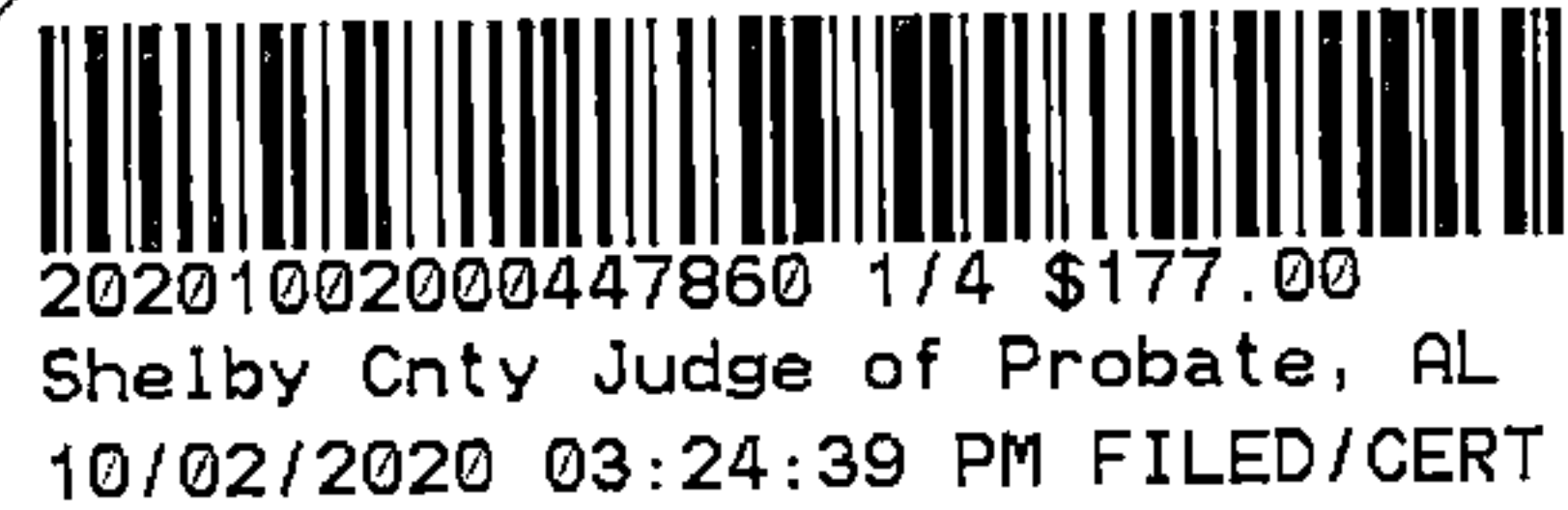


THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED HEREIN AND IN ANY PREVIOUSLY FILED DEEDS. THE DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE.

This instrument was prepared by:
Ginger H. Knight, Attorney at Law
One Perimeter Parkway
Suite 100 North
Birmingham, Alabama 35243



Send tax notice to:
Dwayne Freeman
1776 Deo Dara Drive
Hoover, Alabama 35226

WARRANTY DEED JOINT WITH SURVIVORSHIP

**STATE OF ALABAMA
SHELBY COUNTY)**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid to the undersigned, **Edward L. Wills, a single man**, ("GRANTOR"), in hand paid by **DWAYNE L. FREEMAN and ELAINE W. GRAVES, husband and wife**, ("GRANTEES"), the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell and convey to 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, their heirs and assigns, the following described real estate situated in Shelby County, Alabama to wit:

See attached Exhibit "A"

TAX PARCEL NO: 14 8 33 0 000 0001.009

Shelby County, AL 10/02/2020
State of Alabama
Deed Tax: \$146.00

This property is conveyed subject to the following:

- (1) All easements, restrictions, set-back lines, rights-of-way and limitations of record, if any;
- (2) Ad valorem taxes for the current tax year;
- (3) Title to all minerals within and underlying the premises, together with all mining rights, and other rights, privileges and immunities relating thereto ;

THE ABOVE PROPERTY BEING CONVEYED IS NOT THE HOMESTEAD OF GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee, their successors and assigns forever.

And said Grantor hereby covenants and agrees with said Grantees, their successors and assigns, that Grantor is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, that Grantor has a good right to sell and convey the same as aforesaid, and that Grantor and the

heirs, executors, administrators, and assigns of the Grantor shall, warrant and defend the same to the said Grantees, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has hereto set his signature and seals this 27th day of July, 2020.

GRANTOR:

Edward L. Wills
Edward L. Wills

STATE OF ALABAMA)
SHELBY COUNTY)

I, Ginger H. Knight, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **EDWARD L. WILLS**, whose name 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 such conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 27th day of July, 2020.

[Signature]
Notary Public
My commission expires:

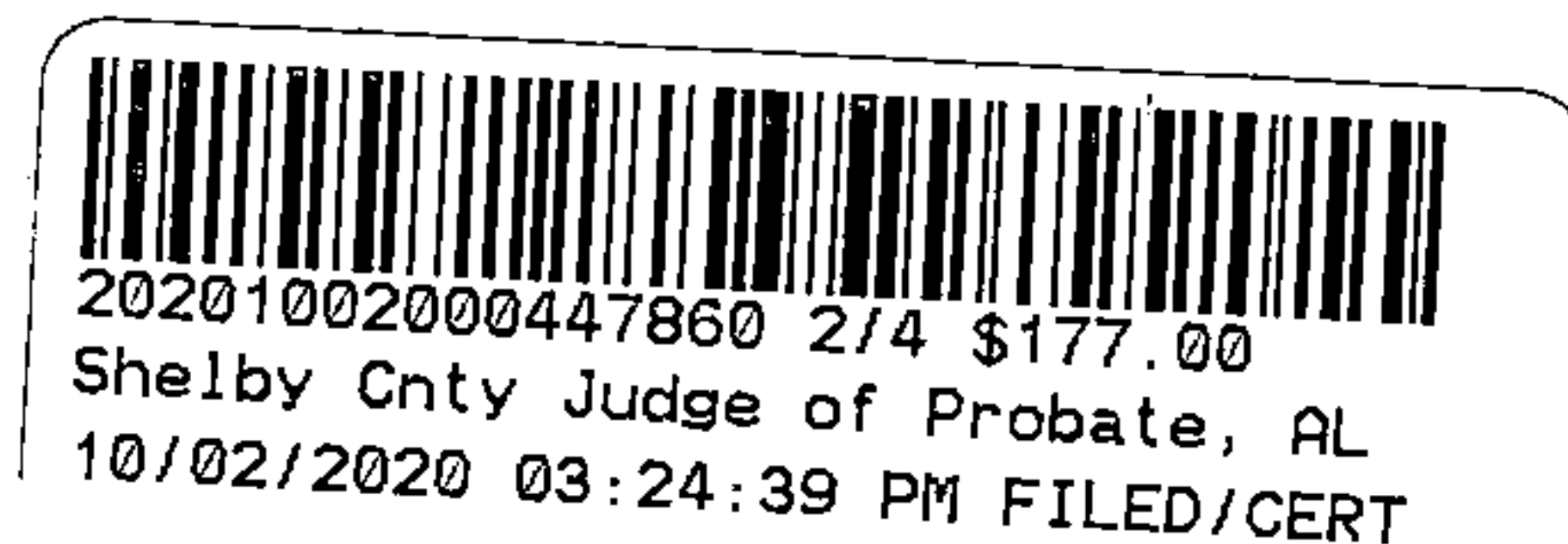
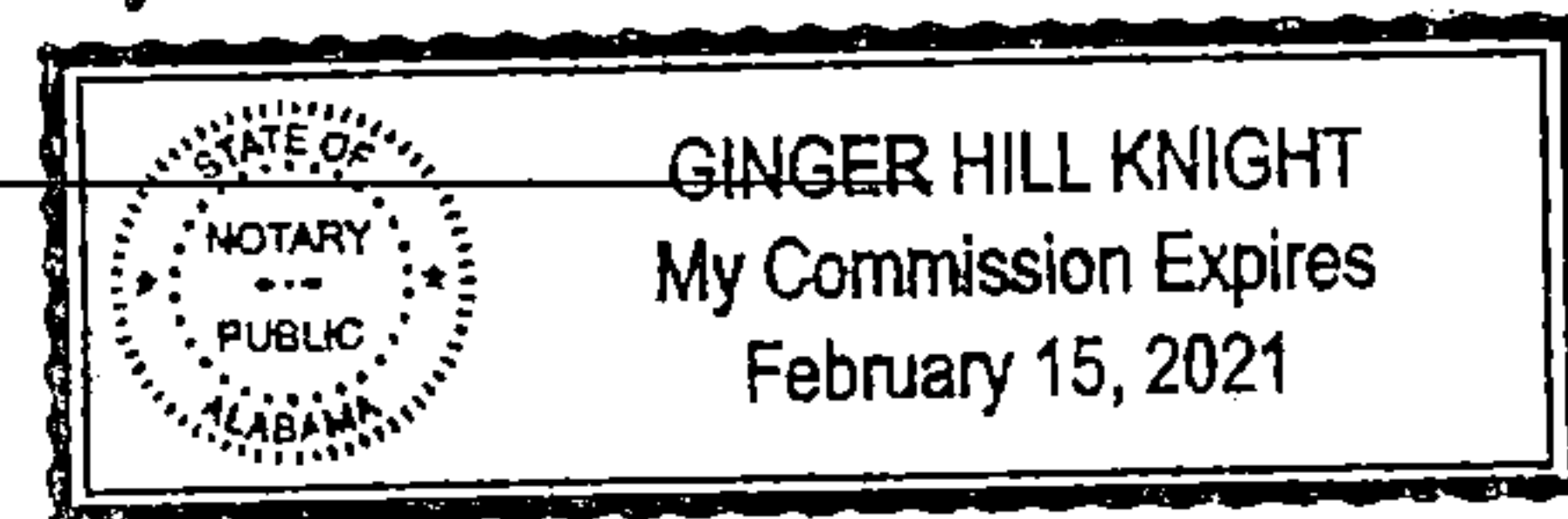


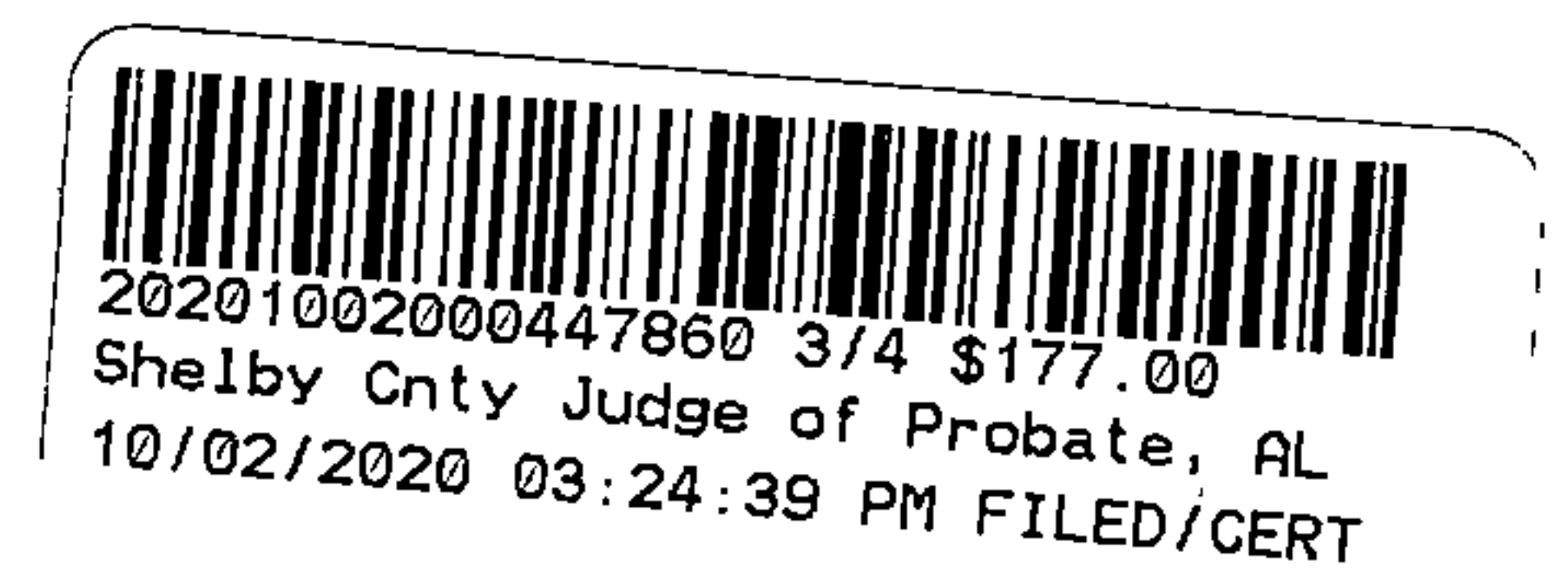
EXHIBIT "A" - DESCRIPTION

Street Address: 49 Ridgeview Lake Road
Alabaster, Alabama 35007

A tract of land located in the Southwest Quarter of Section 33, Township 20 South - Range 2 West, Shelby County, Alabama; more particularly described as follows:

Commence at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 33 - Township 20 South - Range 2 West, thence Westerly along the South line of said Quarter-Quarter Section 92.63 feet, thence $67^{\circ}44'$ right Northwesterly 481.95 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 240.0 feet, thence $20^{\circ}42'30''$ right parallel to the East line of said Quarter-Quarter Section 190.0 feet, thence $46^{\circ}15'46''$ right Northeasterly 1361.30 feet, thence $113^{\circ}01'44''$ right Southeasterly 471.98 feet to a point, thence $70^{\circ}05'15''$ Southwesterly 1403.98 feet to the point of beginning; Containing 12.93 acres more or less.

Previous deed to Edward L. Wills recorded in Book 338, Page 787.



Pursuant to the provisions of Ala. Code § 40-22-1 (1976), the following information is offered in lieu of submitting Form FT-1:

Grantors' Names and Addresses:

Edward L. Wills
49 Ridgeview Lake Road
Alabaster, Alabama 35007

Grantees's Name and Address:

Dwayne L. Freeman and
Elaine W. Graves
1776 Deo Dara Drive
Hoover, Alabama 35226

Property Address: 49 Ridgeview Lake Road, Alabaster, Alabama 35007
Date of Transfer: July 27, 2020

Actual Value: \$ 145,990.00
Actual Value can be verified from 2019 Tax Assessor's Value.

