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10/12/2020 02:42:45 PM
DEEDS 1/3

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

Send Tax Notice To:
Tony C. Philpot Jr
Brionna R. Philpot

5310 S Shades Crest Rd.
Bessemer, AL 35022

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seventy Seven Thousand Five Hundred Dollars and No Cents (\$277,500.00)** 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

Tony Webster and Courtney Webster, husband and wife, whose mailing address is:

191 Weatherly Way, Pelham, AL 35124

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

Tony C. Philpot Jr and Brionna R. Philpot, whose mailing address is:

5310 S Shades Crest Rd., Bessemer, AL 35022

(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: 5310 S Shades Crest Rd., Bessemer, AL 35022 to-wit:

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

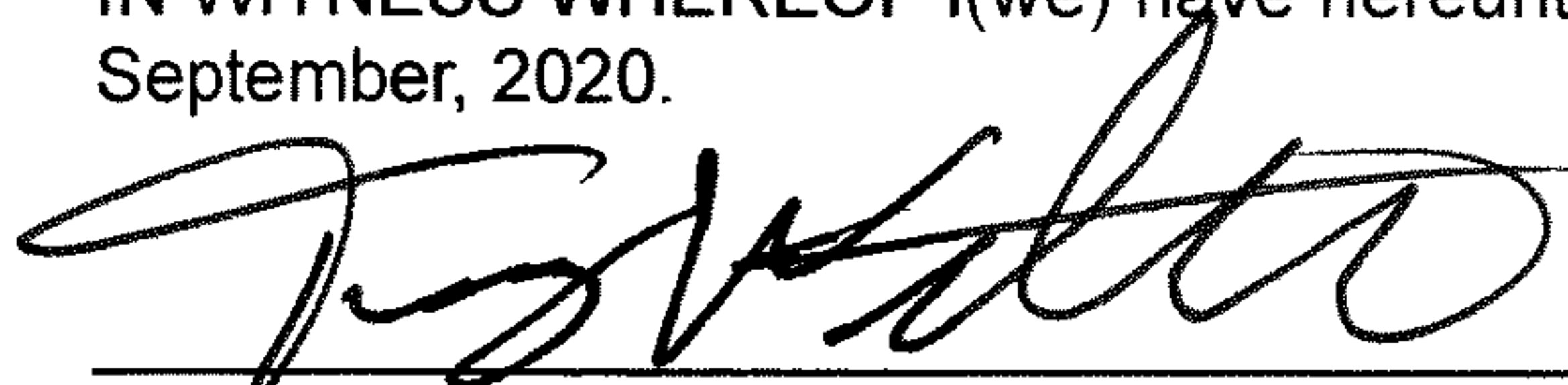
Subject to: All easements, restrictions and rights of way of record.

\$277,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

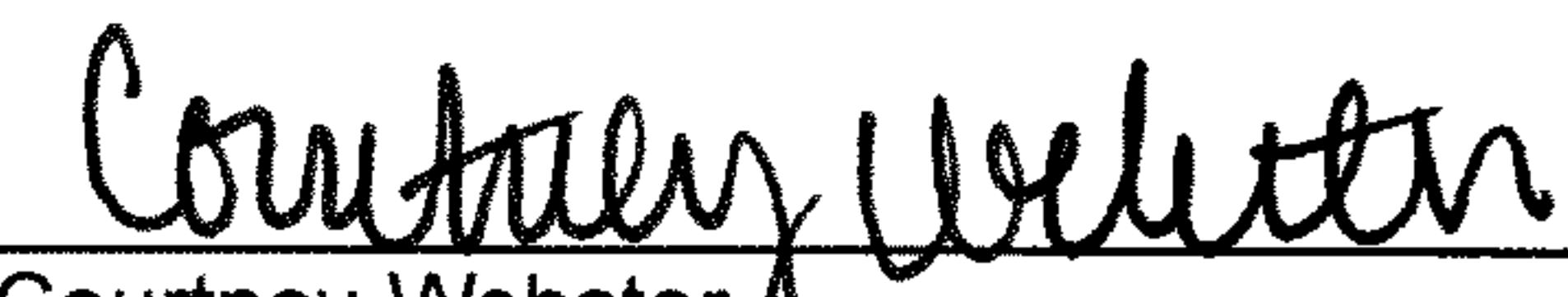
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 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 10th day of September, 2020.



Tony Webster

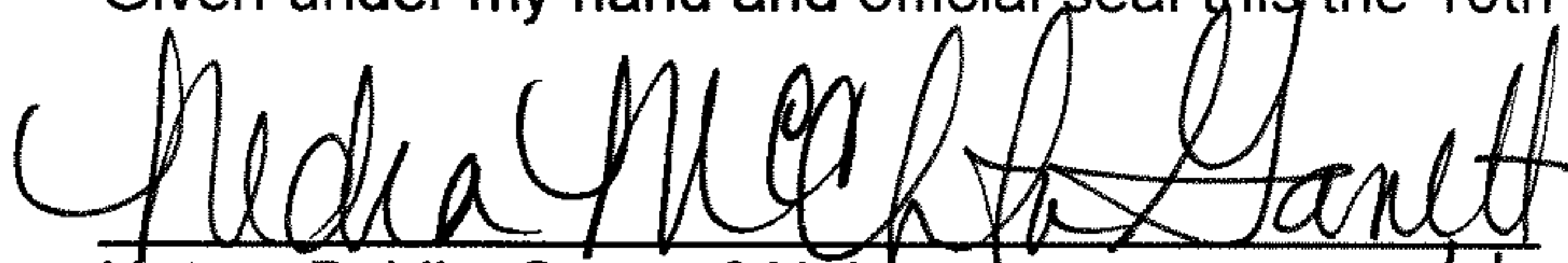


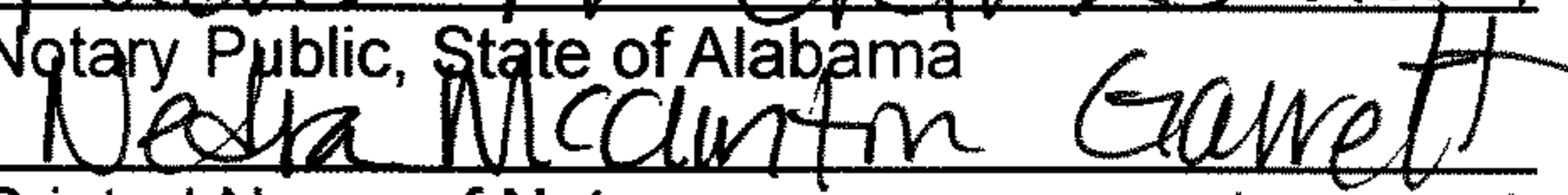
Courtney Webster

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tony Webster and Courtney Webster, husband and wife, 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 10th day of September, 2020.



Notary Public, State of Alabama


Printed Name of Notary
My Commission Expires: 10/26/2024

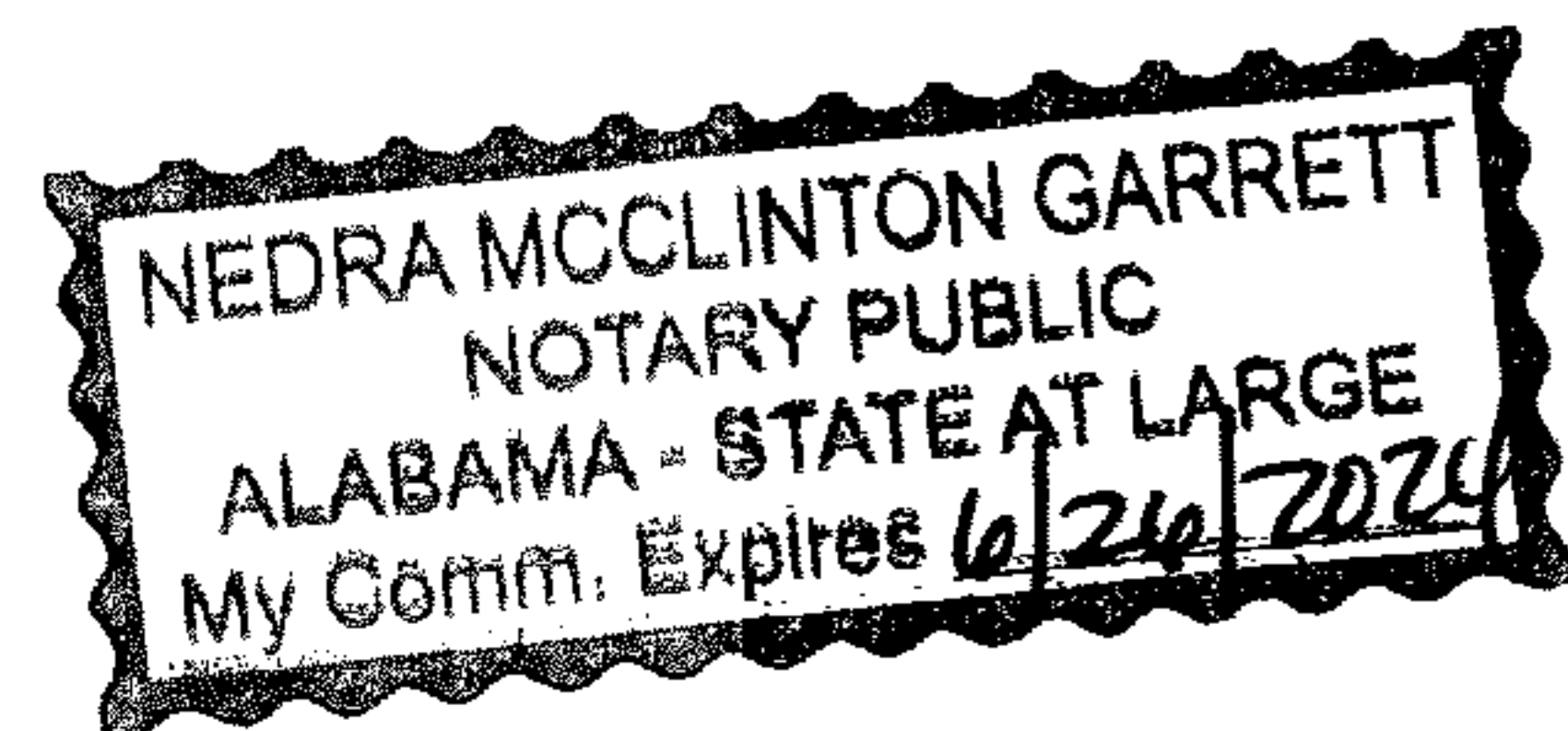


EXHIBIT "A"

LEGAL DESCRIPTION

Parcel I:

A parcel of land situated in the Southwest Quarter of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southwest corner of said Section 28, and run North along the West line of said Section for a distance of 382.94 feet to a point; thence turn an angle to the right of 58 degrees 52 minutes 00 seconds and run in a Northeasterly direction for a distance of 519.29 feet to the Southwest line of a 30 foot easement for ingress and egress; thence turn an angle to the right of 90 degrees 90 minutes 00 seconds and run in a Southeasterly direction along said 30 foot easement for a distance of 800.00 feet to a point on the Northwest right of way of South Shades Crest Road; thence turn an angle to the left of 90 degrees 01 minutes 00 seconds and run in a Northeasterly direction along said Northwest right of way line for a distance of 30.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction along the Northeast line of said 30 foot easement for a distance of 253.67 feet to a point; thence turn an angle to the right of 89 degrees 20 minutes 11 seconds and run in a Northeasterly direction for a distance of 228.43 feet to a point, thence turn an angle to the right of 13 degrees 15 minutes 00 seconds and run in a Northeasterly direction for a distance of 176.04 feet to the point of beginning; thence continue along last stated course for a distance at 145.00 feet to an Iron pin found; thence turn an angle to the right of 72 degrees 09 minutes 03 seconds and run in a Southeasterly direction for a distance of 198.37 feet to a iron pin found; thence turn an angle to the right of 113 degrees 18 minutes 33 seconds and run in a Southwesterly direction for a distance of 149.87 feet to an iron pin found; thence turn an angle to the right of 66 degrees 34 minutes 17 seconds and run in a Northwesterly direction for a distance of 183.51 foot to the point of beginning.

Parcel II

A part of the South Half of the Southwest Quarter of Section 28, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the West line of said Section 28, 382.94 feet to a point; thence 58 degrees 52 minutes right 519.29 feet to a point; thence 90 degrees 01 minutes right 650.0 feet to a point, thence 86 degrees 25 minutes 38 seconds left, 180.30 feet to a point; thence 13 degrees 37 minutes 38 seconds right, 150.0 feet to a point; thence 9 degrees 13 minutes 30 seconds right, 137.48 feet to the point of beginning of the property being described; thence 8 degrees 20 minutes 30 seconds right 149.91 feet to a point; thence 66 degrees 30 minutes 30 seconds right 150.0 feet to a point on the North right of way line of South Shades Crest Road; thence 104 degrees 20 minutes 09 seconds right to tangent of a curve to the right having a central angle of 13 degrees 26 minutes 32 seconds and a radius of 413.10 feet, an arc distance of 98.10 feet to the point of tangency; thence continue along said tangent 51.90 feet to a point; thence 62 degrees 13 minutes 19 seconds right, 150.0 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/12/2020 02:42:45 PM
 \$29.00 JESSICA
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Allen S. Bayl