

20201022000481140
10/22/2020 11:03:36 AM
DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Roberta J. Hadaway
Jordan C. Hadaway

40 Lake View Cir.
Vandiver, AL 35176

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 Sixty Five Thousand Dollars and No Cents (\$265,000.00)** 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

*husband and wife

Michael G. Shults and Olivia C. Shults, whose mailing address is:

40 Lake View Cir., Vandiver, AL 35176

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

Roberta J. Hadaway and Jordan C. Hadaway, whose mailing address is:

709 Olde Towne Cir, Alabaster, AL 35007

(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: 40 Lake View Cir., Vandiver, AL 35176 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.

\$251,750.00 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 warrants 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 20th day of October, 2020.

Michael G. Shults
Michael G. Shults

Olivia C. Shults
Olivia C. Shults

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael G. Shults and Olivia C. Shults, 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 20th day of October, 2020.

Cassy L. Dailey
Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

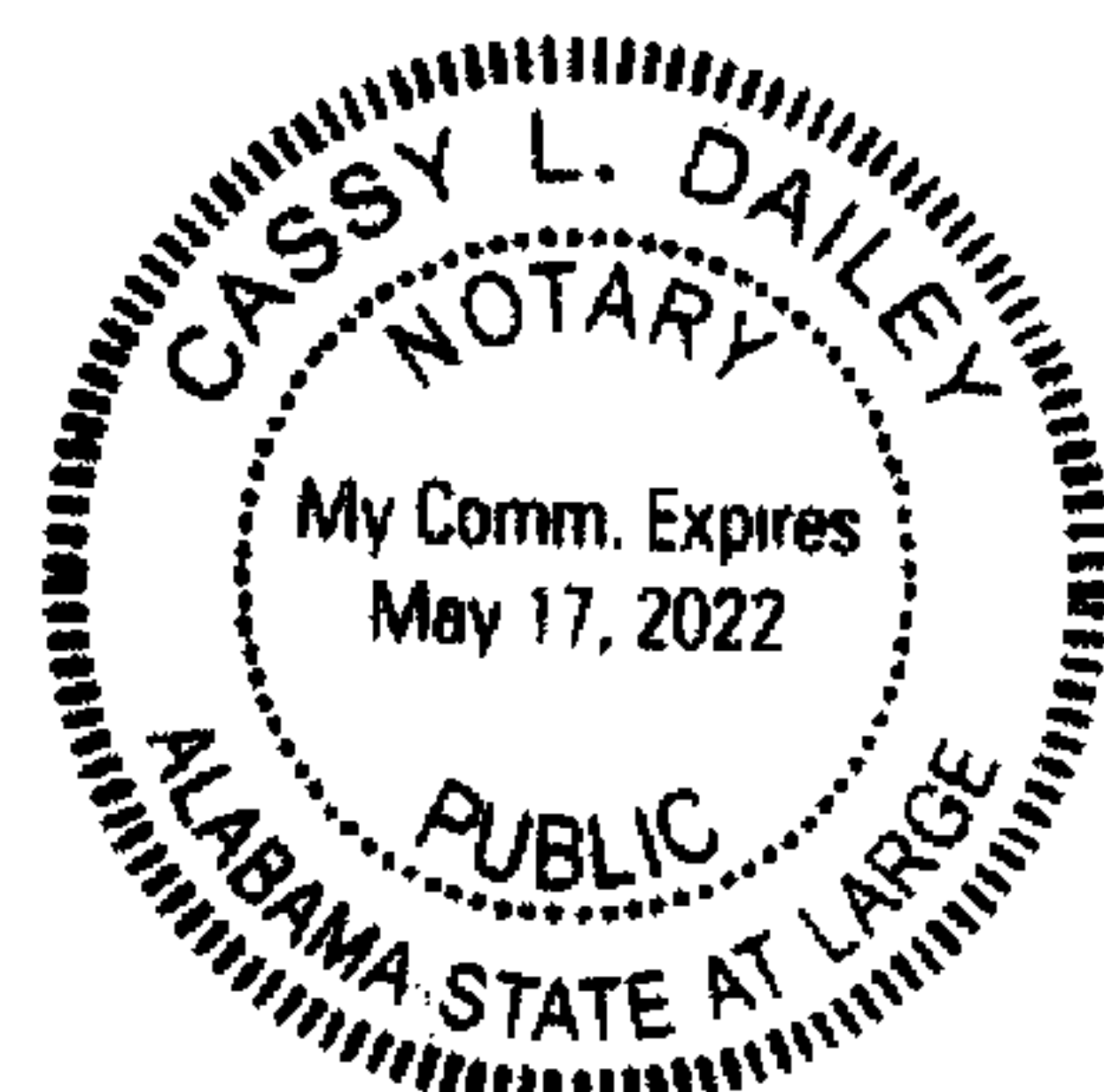
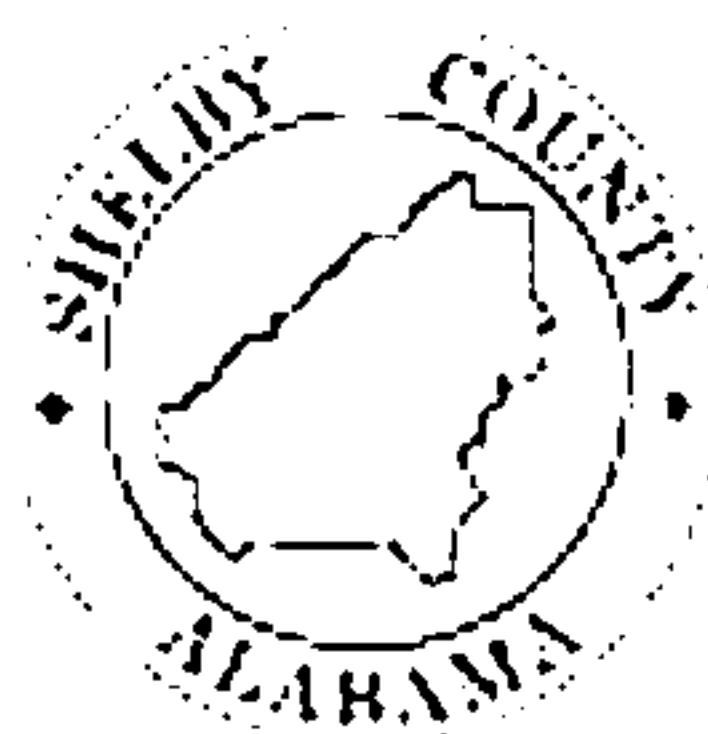


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 44444-20-3269

Commence at the SE corner NE 1/4 of the SW 1/4 of Section 9, Township 18 South, Range 1 East; thence run N 87 degrees 30 minutes E along the South line for a distance of 565.0 feet; thence run N 51 degrees 50 minutes E a distance of 74.95 feet to the Point of Beginning; thence run S 72 degrees 43 minutes E and along the North side of a county gravel road a distance of 95.68 feet; thence run N 72° degrees 09 minutes E along said road a distance of 104.44 feet; thence run N 21 degrees 23 minutes E a distance of 86.23 feet; thence run N 11 degrees 15 minutes E a distance of 100.0 feet; thence run N 81 degrees 15 minutes E a distance of 165.0 feet to the Southwest corner of the Robert Parker land; thence run N 15 degrees 45 minutes W along the West line of said Parker land a distance of 386.58 feet; thence run S 50 degrees 15 minutes W a distance of 100 feet; thence run S 15 degrees 45 minutes E a distance of 40.0 feet; thence run S 57 degrees 41 minutes W a distance of 380.0 feet; thence run S 17 degrees 31 minutes E a distance of 287.9 feet to the Point of Beginning.

Situated in Shelby County, Alabama.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/22/2020 11:03:36 AM
\$38.50 CHERRY
20201022000481140

Allie S. Bevil