

Send Tax Notice to:

17342 Hwy 55  
Sterrett, AL 35147

20201103000497860  
11/03/2020 01:55:16 PM  
DEEDS 1/2

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## SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty-five Thousand and 00/100 Dollars (\$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 where is acknowledged. I or we, **Justin L. Carroll and Elizabeth M. Carroll, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 563 Hwy 81 Vincent, AL 35178 grant, bargain, sell and convey unto **James Michael Donaldson and Tyler Donaldson** herein referred to as grantees) whose mailing address is 17342 Hwy 55 Sterrett AL 35147, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, having an address **17342 Hwy 55, Sterrett, AL 35147** to wit:

A parcel of land located in SW¼ of SW¼ of Section 19, Township 18 South, Range 2 East in Shelby County, Alabama.

From the SE corner of the SW¼ of SW¼ of Section 19, Township 18 South, Range 2 East, run North along the East boundary line of the said SW¼ of SW¼ for 630.89 feet, more or less, to a point on the South right of way line of the Central of Georgia Railroad; thence turn an angle of 44°05' to the left and run Northwesterly along the Southwest right of way line of the Central of Georgia Railroad for 396.07 feet to the point of beginning of the land herein described; thence continue Northwesterly along the Southwest right of way line of the Central of Georgia Railroad for 110.00 feet; thence turn an angle of 90° to the left and run Southwesterly along said right of way line for 100.00 feet; thence turn an angle of 90° to the right and run Northwesterly along said right of way line for 120.00 feet; thence turn an angle of 82°16' to the left and run Southwesterly 171.62 feet, more or less, to a point on the East right of way line of a County Road; thence turn an angle of 78°05' to the left and run Southeasterly along the East right of way line of said County Road for 268.42 feet; thence turn an angle of 109°39' to the left and run Northeasterly 360.6 feet, more or less, to the point of beginning. this land being a part of SW¼ of the SW¼ of Section 19, Township 18 South, Range 2 East, Shelby County, Alabama

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

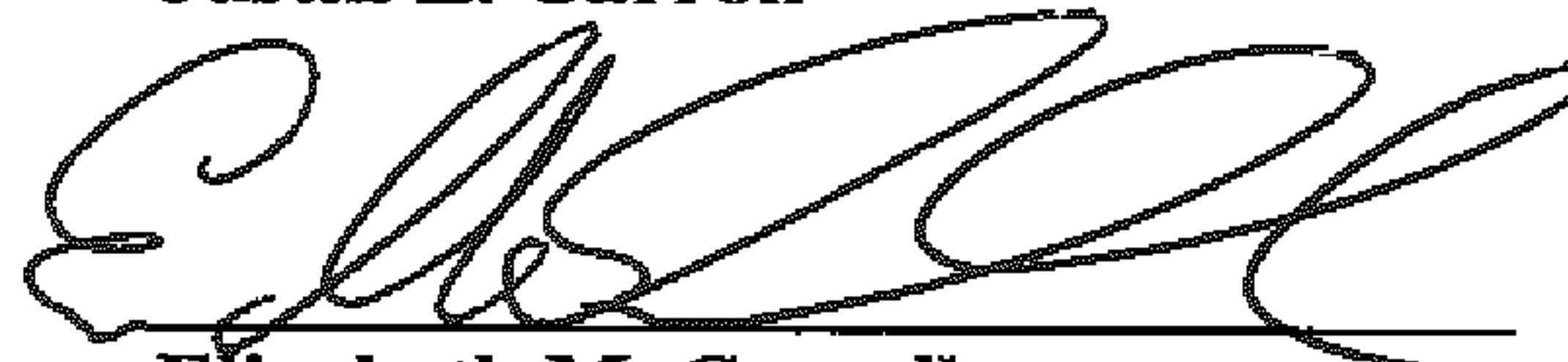
\$245,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

**To Have and To Hold** to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 29 day of October, 2020

  
Justin L. Carroll

  
Elizabeth M. Carroll

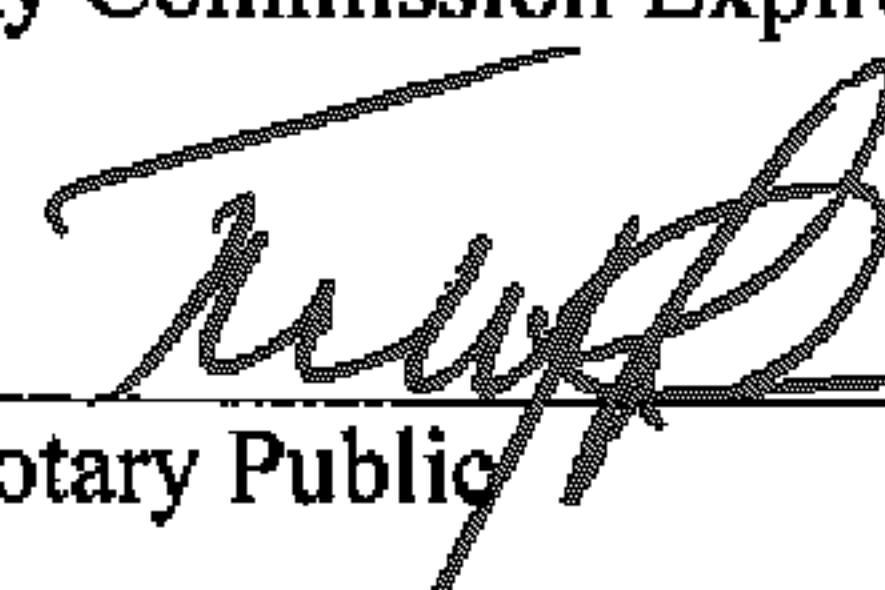
STATE OF Alabama

Tettensan COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Justin L. Carroll and Elizabeth M. Carroll** 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 this conveyance, they executed the same voluntarily.

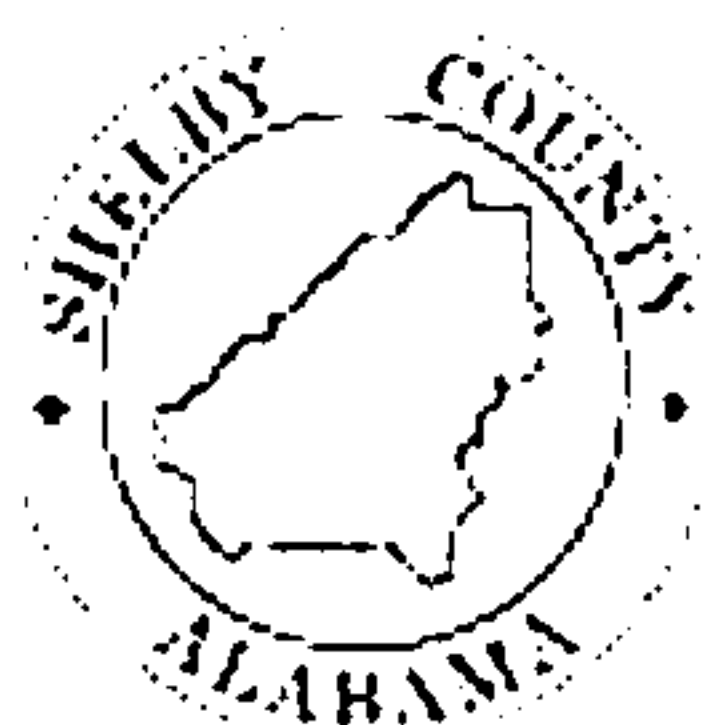
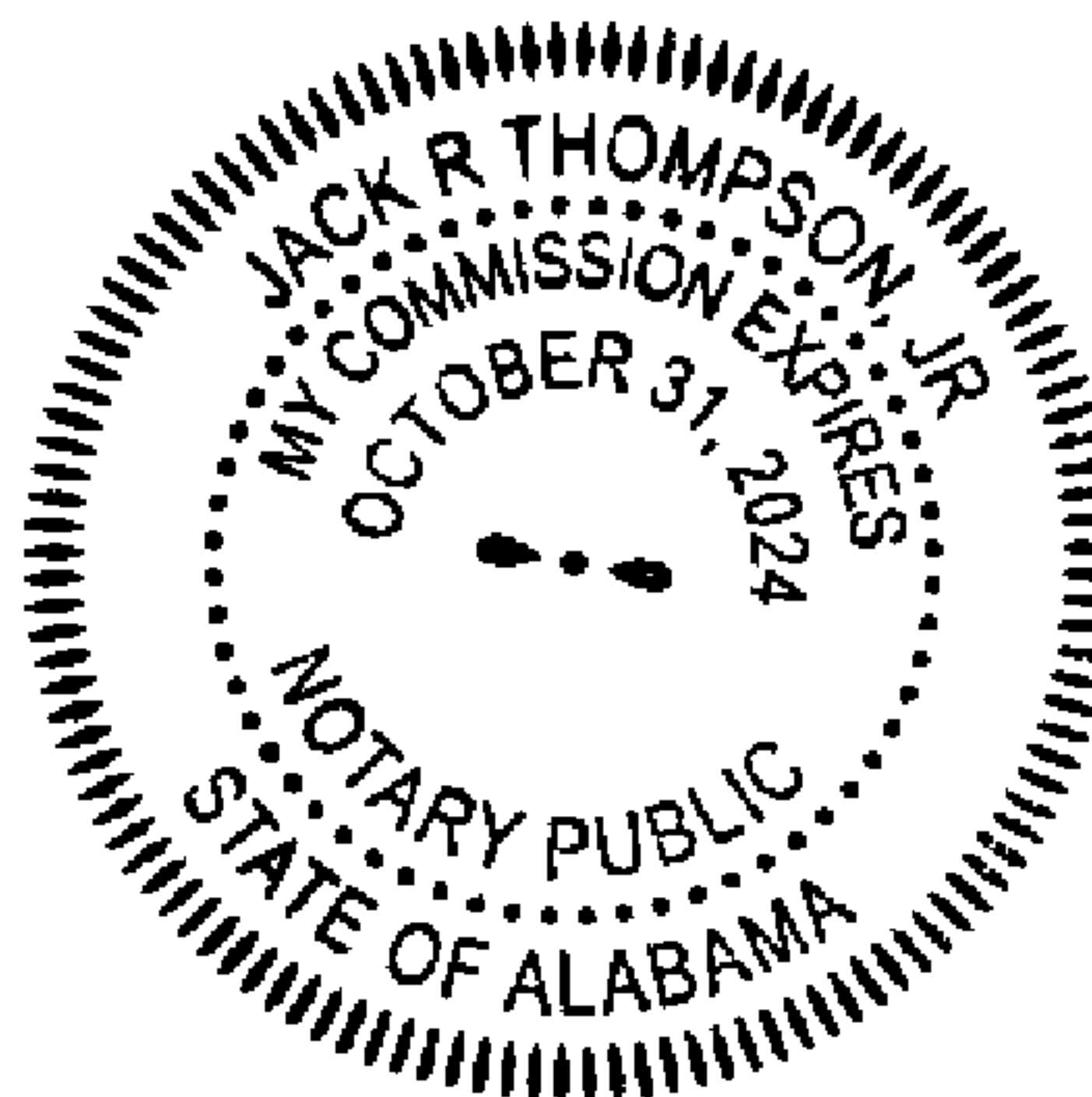
WITNESS my hand and official seal in the county and state aforesaid this the 29<sup>th</sup> day of October, 2020

My Commission Expires: 10/31/2024

  
Notary Public

(S E A L)

This instrument was prepared by:  
Jack R. Thompson, Jr.  
Law Office of Jack R. Thompson, Jr, LLC  
416 Yorkshire Drive  
Birmingham, AL 35209  
(205) 410-7591  
ATB1934



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/03/2020 01:55:16 PM  
\$45.00 MIST  
20201103000497860

Allen S. Boyd