

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jeffrey Flannery
324 Skyridge Drive
Chelsea, Alabama 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Eight Hundred Eighty Thousand and 00/100 Dollars (\$880,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we,

Billy Wayne McGough, Jr. and his wife, Natalie Lynn McGough

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jeffrey Flannery and Ellen Flannery

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

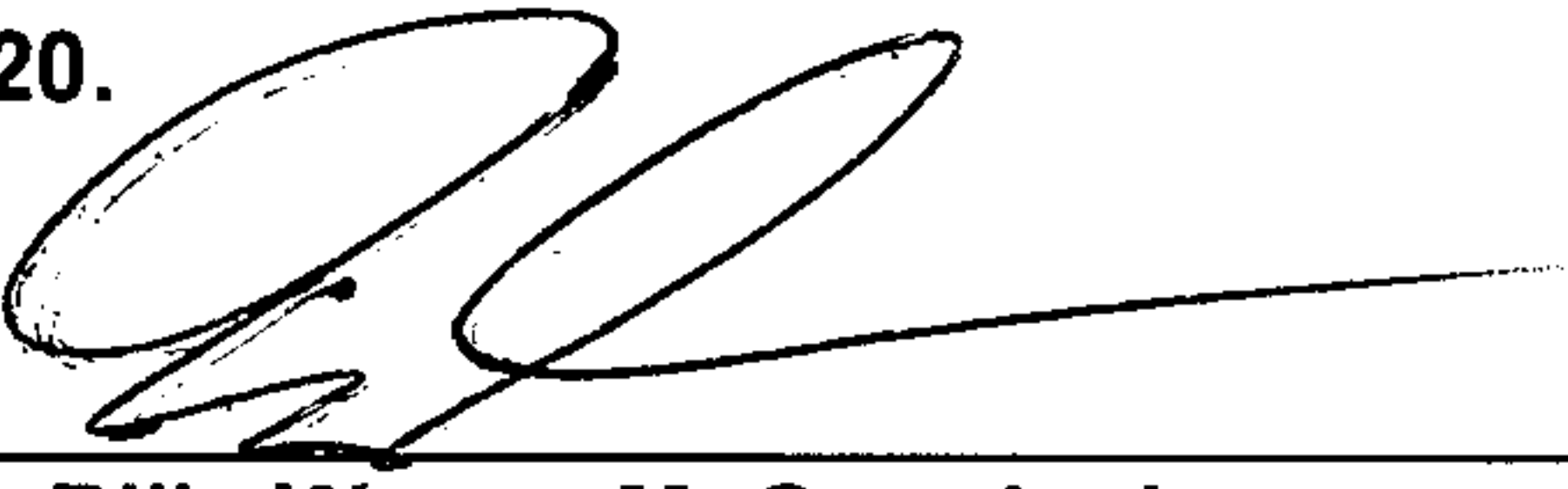
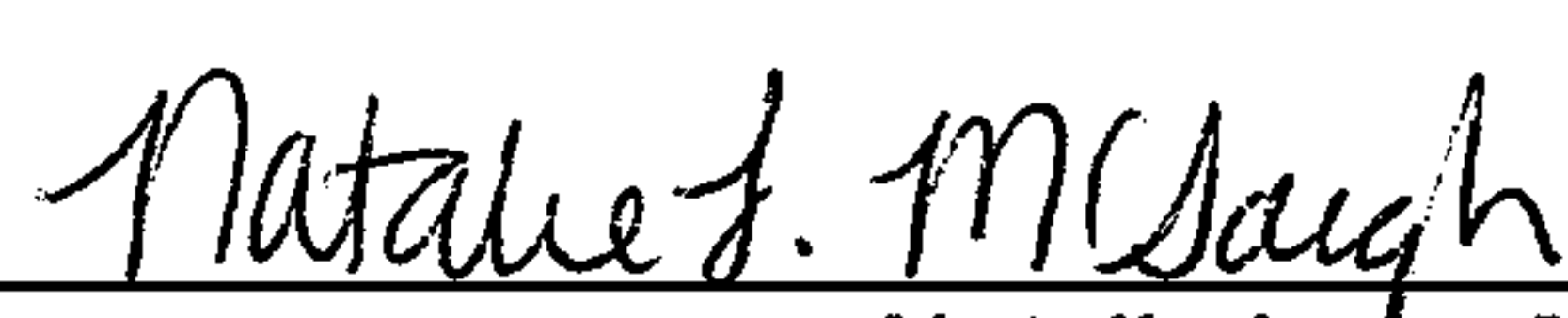
\$715,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantors; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 the 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 we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

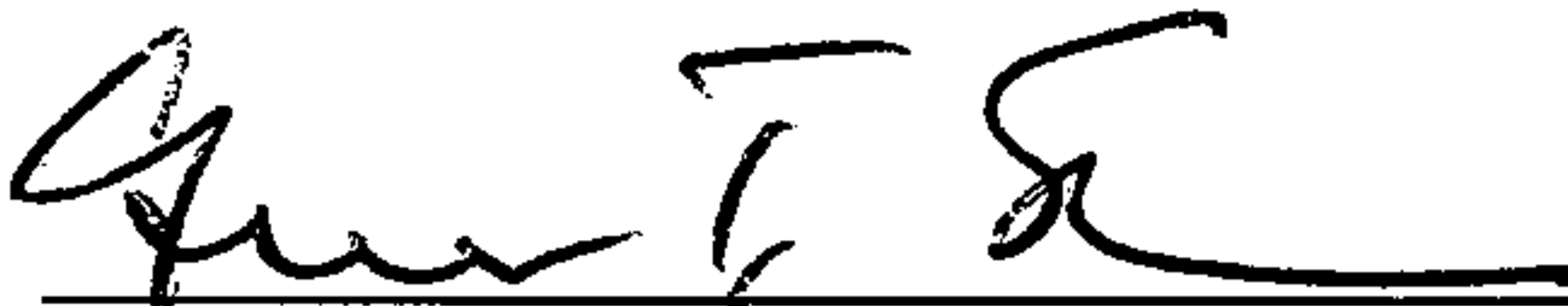
IN WITNESS WHEREOF, we have set our hands and seals, this **29th day of October, 2020.**

 (Seal)  (Seal)
Billy Wayne McGough, Jr. **Natalie Lynn McGough**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Billy Wayne McGough, Jr. and Natalie Lynn McGough** whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this **29th day of October, 2020.**


Notary Public: **Gilmer T. Simmons**
My Commission Expires: **12/20/2021**

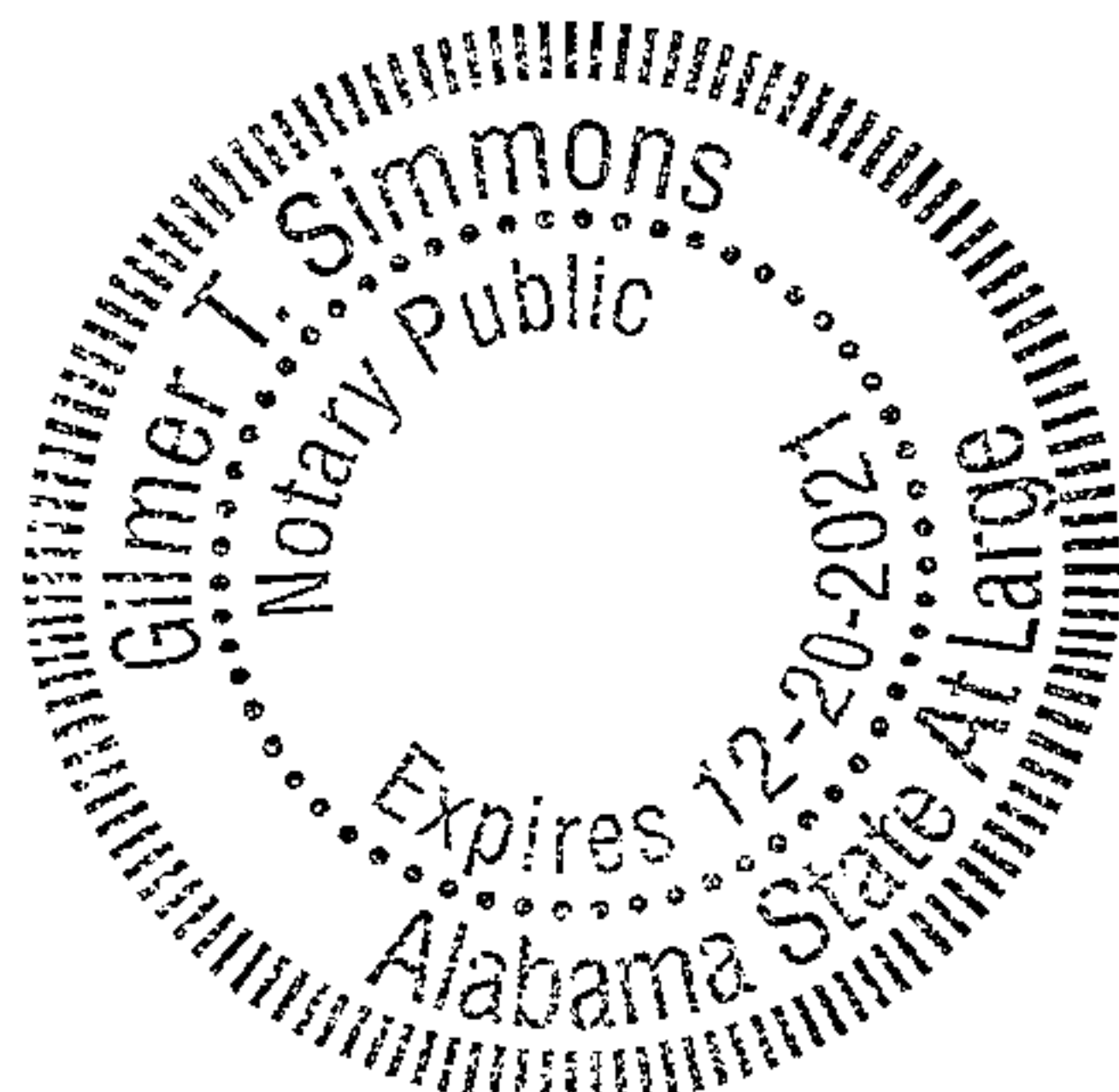


EXHIBIT A**Parcel I**

Lot 6, according to the Survey of Sky Ridge Subdivision, as recorded in Map Book 23, Page 83, in the Probate Office of Shelby County, Alabama.

Parcel II

60.0 foot easement for ingress, egress and utilities centerline description to wit: From the SW corner of the NE 1/4 - NW 1/4 of Section 23, Township 19 South, Range 1 West, run thence East along the South boundary of said NE 1/4 - NW 1/4 a distance of 17.49 feet to the point of beginning of the centerline of herein described easement for ingress and egress and utilities; thence turn 55 degrees 25 minutes 49 seconds left and run 99.24 feet along said easement centerline and the following courses: 06 degrees 03 minutes 54 seconds left for 104.89 feet; 12 degrees 24 minutes 30 seconds left for 175.59 feet; 10 degrees 38 minutes right for 201.28 feet; 12 degrees 54 minutes 55 seconds right for 165.02 feet; 05 degrees 37 minutes 50 seconds left for 265.89 feet; 15 degrees 35 minutes 30 seconds right for 323.69 feet; 13 degrees 58 minutes 30 seconds left for 188.54 feet; 08 degrees 44 minutes right for 128.93 feet to a point on the North boundary of aforementioned Section 23; thence turn 180 degrees 00 minutes right and run along said easement centerline a distance of 50.72 feet; thence turn 92 degrees 06 minutes 49 seconds left and continue along said easement centerline a distance of 64.81 feet and the following courses: 54 degrees 49 minutes 11 seconds right for 141.23 feet; 12 degrees 33 minutes 27 seconds left for 110.76 feet; 20 degrees 34 minutes 50 seconds left for 169.50 feet; 15 degrees 05 minutes 36 seconds right for 86.16 feet; 36 degrees 33 minutes 41 seconds right for 166.53 feet; 29 degrees 09 minutes 29 seconds left for 97.38 feet; 14 degrees 44 minutes 38 seconds left for 198.02 feet; 16 degrees 40 minutes 30 seconds left for 276.22 feet; 34 degrees 30 minutes 41 seconds left for 274.24 feet to a point of the South boundary of NW 1/4 - NE 1/4 of aforementioned Section 23; thence turn 02 degrees 14 minutes 58 seconds right and continue along said easement a distance of 473.26 feet to the P.C. of a curve concave right, having a delta angle of 65 degrees 53 minutes 34 seconds and tangents of 100.0 feet and a centerline arc distance of 177.45 feet to the P.T.; thence along the tangent centerline a distance of 96.95 feet; thence turn 122 degrees 12 minutes 30 seconds left and run 760.84 feet along said easement centerline to a point on the North boundary of the SW 1/4 - NE 1/4 of Section 23, Township 19 South, Range 1 West; thence turn 180 degrees 00 minutes right and run 760.84 feet along said easement centerline; thence turn 57 degrees 47 minutes 30 seconds left and run 338.44 feet along said easement centerline; thence turn 02 degrees 42 minutes 42 seconds right and run 588.77 feet to the PC of a curve concave left, having a delta angle of 46 degrees 35 minutes 43 seconds and tangents of 75.0 feet and a centerline arc distance of 141.64 feet to the PT; thence along the tangent centerline a distance of 77.80 feet; thence turn 116 degrees 34 minutes 50 seconds left and run 68.62 feet along said easement centerline; thence turn 180 degrees 00 minutes right and run 211.45 feet along said easement centerline to the PC of a curve concave right, having a delta angle of 17 degrees 17 minutes 51 seconds and tangents of 80.0 feet and a centerline arc distance of 158.78 feet to the PT; thence along the tangent centerline a distance of 301.63 feet to the PC of a curve concave left, having a delta angle of 27 degrees 09 minutes 45 seconds and tangents of 80.0 feet and a centerline arc distance of 156.99 feet to the PT; thence along the tangent centerline a distance of 214.77 feet to the PC of a curve concave right, having a delta angle of 30 degrees 36 minutes 35 seconds and tangents of 80.0 feet and a centerline arc distance of 156.18 feet to the PT; thence along the tangent centerline a distance of 39.20 feet to the PC of a curve concave left, having a delta angle of 27 degrees 45 minutes 20 seconds and tangents of 75.0 feet and a centerline arc distance of 147.06 feet to the PT; thence along the tangent centerline a distance of 308.97 feet; thence turn 154 degrees 51 minutes 35 seconds left and run 278.49 feet along said easement centerline; thence turn 06 degrees 48 minutes right and run 213.47 feet along said easement centerline; thence turn 00 degrees 50 minutes 46 seconds right and run 321.84 feet along said easement centerline; thence turn 180 degrees 00 minutes right and run 321.84 feet along said easement centerline; thence turn 00 degrees 50 minutes 46 seconds left and run 213.47 feet along said easement centerline; thence turn 06 degrees 48 minutes left and run 278.49 feet along said easement centerline; thence turn 09 degrees 12 minutes left and run said easement centerline a distance of 261.83 feet to a point on the East boundary of SE 1/4 - SW 1/4 of Section 23, Township 19 South, Range 1 West; thence continue along said course a distance of 176.36 feet to the PC of a curve concave left, having a delta angle of 54 degrees 03 minutes 57 seconds and tangents of 306.47 feet and a centerline arc distance of 566.76 feet to the PC of a reverse curve concave right, having a delta angle of 74 degrees 40 minutes 50 seconds and tangents of 100.0 feet and a centerline arc distance of 170.85 feet to the PT; thence along the tangent centerline a distance of 719.70 feet to the PC of a curve concave left, having a delta angle of 48 degrees 19 minutes 01 seconds and tangents of 150.0 feet and a centerline arc distance of 470.01 feet to the PT; thence along the tangent centerline a distance of 730.31 feet to a point of termination of herein described easement centerline on the North boundary of Old U.S. Highway #280 (80 foot right of way) and further, from the described point of termination back North/Northeasterly along the described centerline to a point of intersection with the South boundary of the SE 1/4 - SW 1/4 of Section 23, Township 19 South, Range 1 West, tracts in close proximity that certain easement centerline described in Book 184, Page 89; said property being situated in Shelby County, Alabama.

REAL ESTATE SALES VALIDATION FORM

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor Name: **Billy Wayne McGough, Jr.**

Date of Sale: **October 29th, 2020**

Grantor Name: **Natalie Lynn McGough**

Mailing Address: **324 Skyridge Drive
Chelsea, Alabama, 35043**

Total Purchase Price: **\$880,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Property Address: **324 Skyridge Drive
Chelsea, Alabama, 35043**

Grantee Name: **Jeffrey Flannery**

Grantee Name: **Ellen Flannery**

Mailing Address: **3632 Dabney Drive
Vestavia, AL, 35243**

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other _____

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address – provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address – provide the name of the person or persons to whom interest to property is being conveyed.

Property address – the physical address of the property being conveyed, if available.

Date of Sale – the date on which interest to the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value – if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 Section 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 Section 40-22-1 (h).

Date: **October 29th, 2020**

Print: Gilmer T. Simmons

☐ Unattested

Sign: Gilmer T. Simmons

(verified by)

(Grantor/Grantee/Owner/Agent) Owner circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/05/2020 12:42:11 PM
\$193.00 JESSICA
20201105000503530

Allen S. Bayl