

20201201000547850
12/01/2020 01:21:24 PM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MICHAEL A. KELLUM and wife, JAMI A. KELLUM
17220 HIGHWAY 42
SHELBY, ALABAMA 35143

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED FIFTY ONE THOUSAND AND NO/100 DOLLARS (\$351,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, TERRY SIMMONS and wife, GINA SIMMONS, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto MICHAEL A. KELLUM and wife, JAMI A. KELLUM, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Lot 15, according to the Survey of Willow Island Subdivision, the same being a part of the Northwest Quarter of the Southeast Quarter of Section 13, Township 22 South, Range 1 East, as recorded in Map Book 4, Page 73, in the Office of the Judge of Probate Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 2021, which are a lien but not yet due and payable until October 1, 2021.
2. Flood rights to Alabama Power Company as to water elevation contour levels.
3. Restrictive Covenants, if any.
4. Riparian and other rights created by the fact that the land fronts on Lay Lake.

\$280,800.00 of the hereinabove stated consideration was paid from a purchase money mortgage of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said 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 the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 25th day of November, 2020.

Terry Simmons
TERRY SIMMONS

Gina Simmons
GINA SIMMONS

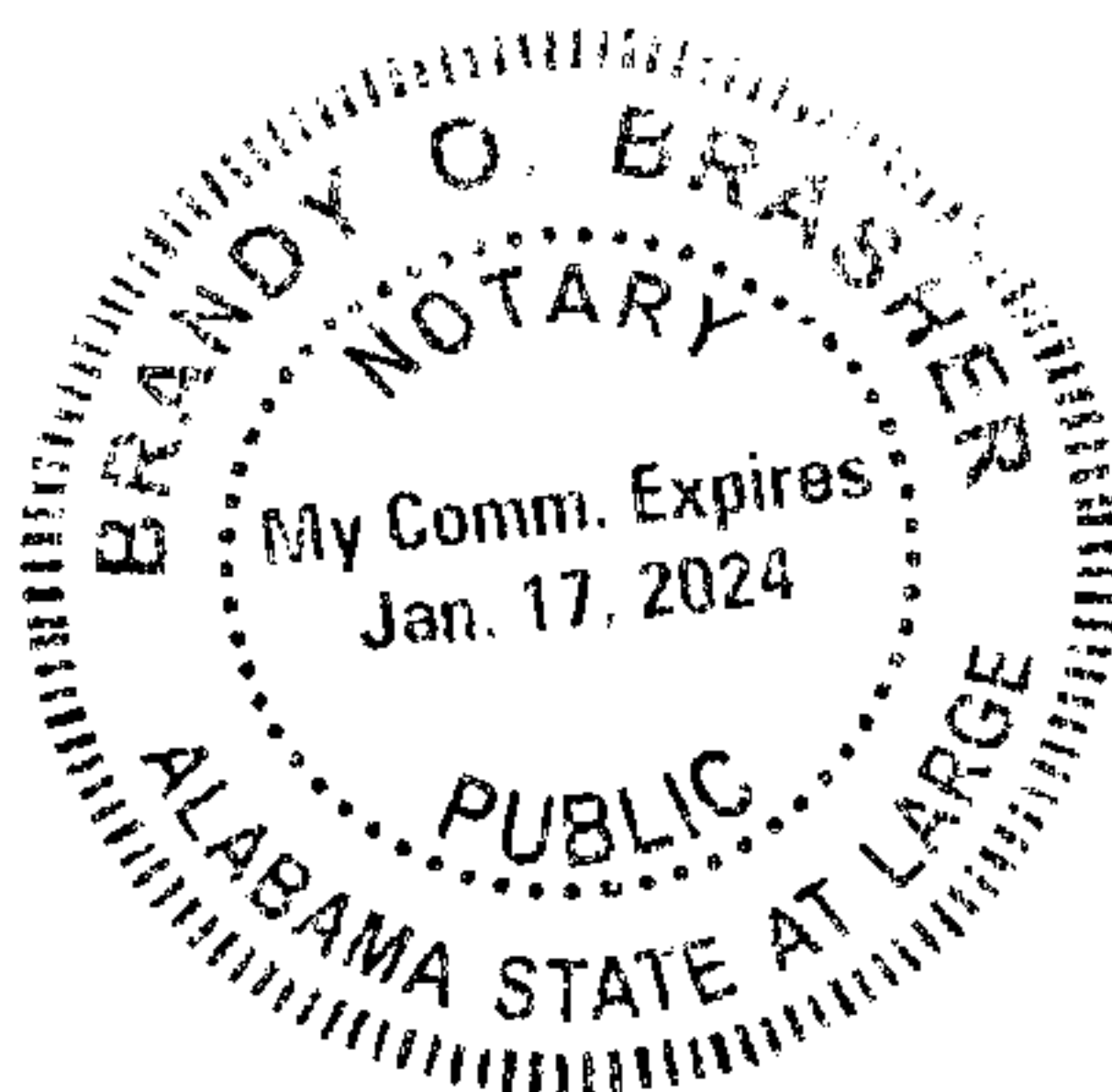
STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that TERRY SIMMONS and wife, GINA SIMMONS, 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 25th day of November, 2020.

Brandy O. Brasher
NOTARY PUBLIC
My Commission Expires: 1-17-2024



Grantor's Name:

TERRY SIMMONS and wife, GINA SIMMONS

Mailing Address:

111 SHORELINE DRIVE
ROCKWOOD, TN 37854

Property Address:

17220 Highway 42

Shelby, AL 35143

Grantee's name:

MICHAEL A. KELLUM and wife, JAMI A. KELLUM

Mailing Address:

17220 HIGHWAY 42
SHELBY, ALABAMA 35143

Date of Sale: November 30th, 2020

Total Purchase Price: \$351,000.00

or

Actual Value

or

Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/01/2020 01:21:24 PM
\$98.50 CHERRY
20201201000547850

Alli S. Bezel