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DEEDS 1/2

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

Send Tax Notice To:
Jesse Randall Douglas Sr.
Meredith Douglas

120 Pleasant Ridge Dr.
Leeds, AL 35094

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Sixty Thousand Dollars and No Cents (\$160,000.00)** 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

The Estate of Roger B. Wiedeburg by Carolyn Wiedeburg Fitzgerald, Personal Representative, Case No. PR 2020 000539, Probate Court of Shelby County, Alabama., whose mailing address is:

1004 CHESLEY DR. LOUISVILLE, KY 40219

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

Jesse Randall Douglas Sr. and Meredith Douglas, whose mailing address is:

120 Pleasant Ridge Dr., Leeds, AL 35094

(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: 120 Pleasant Ridge Dr., Leeds, AL 35094 to-wit:

A part of the NE 1/4 of SE 1/4 of Section 7, Township 18 South, Range 1 East and described as follows: Commence at the NE corner of said 1/4-1/4 Section, thence N 89°37' W along the North line of said 1/4-1/4 Section a distance of 277.00 feet to the Westerly right of way line of Shelby County Highway No. 41; thence S 32°54' West along said right of way a distance of 790.00 feet; thence N 45°54' West a distance of 356.99 feet; thence N 89°35' West a distance of 147.20 feet to the point of beginning, thence continue along the last named course a distance of 200.00 feet; thence N 3°15' West a distance of 218.00 feet; thence S 89°42' East a distance of 210.84 feet; thence S 0°24' East a distance of 218.00 feet to the point of beginning. Also a 20.00 foot easement for Ingress and Egress to the above described property and the center line of said Easement described as follows: Commence at the SW corner of above described property thence N 3°15' W a distance of 10.02 feet to the point of beginning; thence S 89°35' E a distance of 351.48 feet; thence S 45°54' E a distance of 359.01 feet to the Westerly right of way line of Shelby County Highway No. 41.

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

\$152,000.00 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 7th day of December, 2020

Carolyn Wiedeburg Fitzgerald
Personal Representative
Carolyn Wiedeburg Fitzgerald, Personal Representative

State of Alabama
County of JEFFERSON

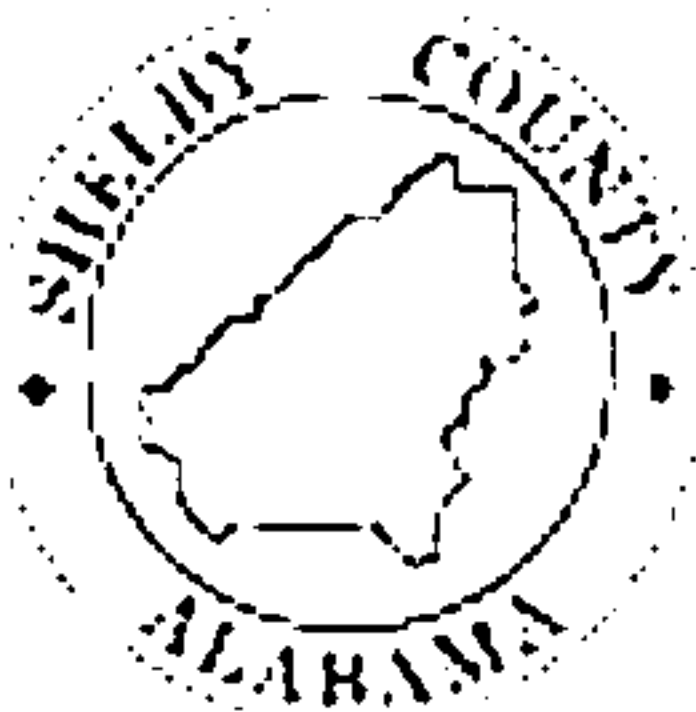
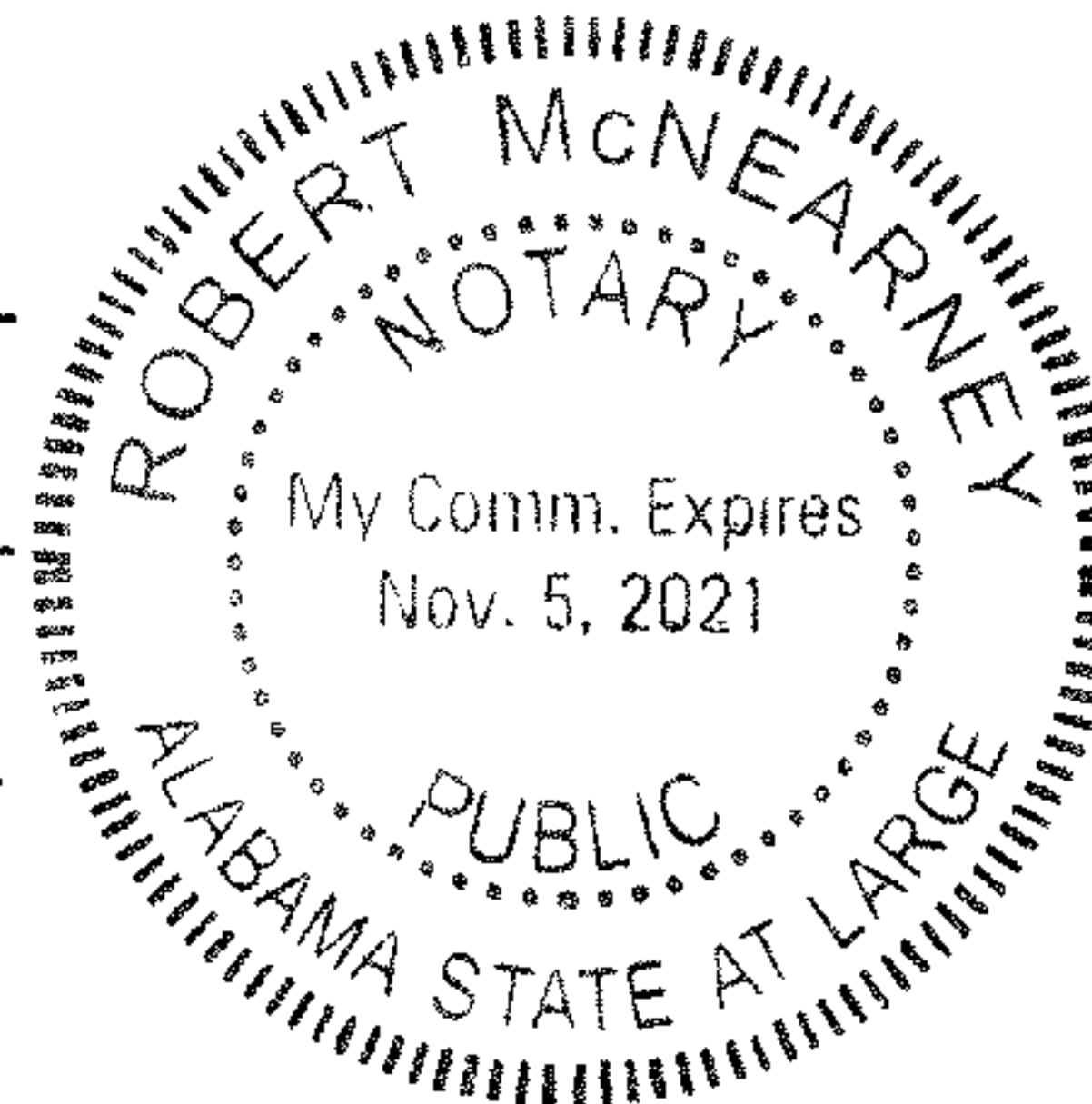
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carolyn Wiedeburg Fitzgerald, as Personal Representative of the Estate of Roger B. Wiedeburg, Case No. PR 2020 000539, Probate Court of Shelby County, Alabama, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she individually and in her capacity as said Personal Representative and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of December, 2020.

Robert McNearney

Notary Public, State of Alabama

Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
12/17/2020 01:48:53 PM
\$33.00 CHERRY
20201217000580270

Allie S. Bayl