

Send Tax Notice to:

20201218000581270
12/18/2020 08:26:46 AM
DEEDS 1/3

George S. Motes and Lynita W. Motes

215 Meadowood Ln
Montevallo, AL 35115

[Space Above This Line for Recording Data]

JOINT SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Seven Thousand Five Hundred and 00/100 Dollars (\$507,500.00)** 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, **Celeste Nunnally, a married person**, (herein referred to as grantor, whether one or more) whose mailing address is **120 Robinson Lane, Thorsby, AL** grant, bargain, sell and convey unto **George S. Motes and Lynita W. Motes** (herein referred to as grantees) whose mailing address 215 Meadowood Ln, Montevallo AL 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 **5660 Spring Creek Road, Montevallo, AL 35115** to wit:

See attached Exhibit A

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.

\$408,000.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith

This property does not constitute the homestead of the Grantor or her spouse

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 11th day of Dec., 2020

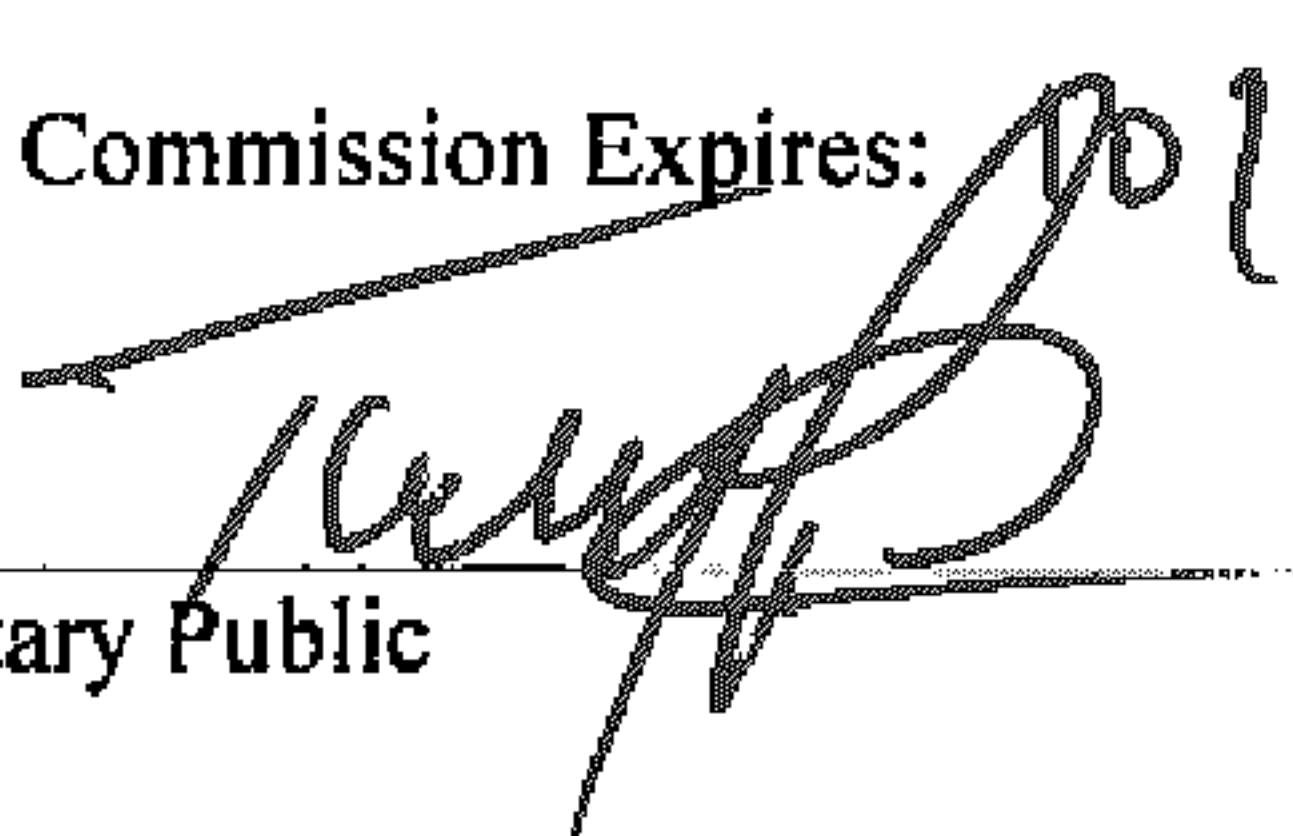

Celeste Nunnally

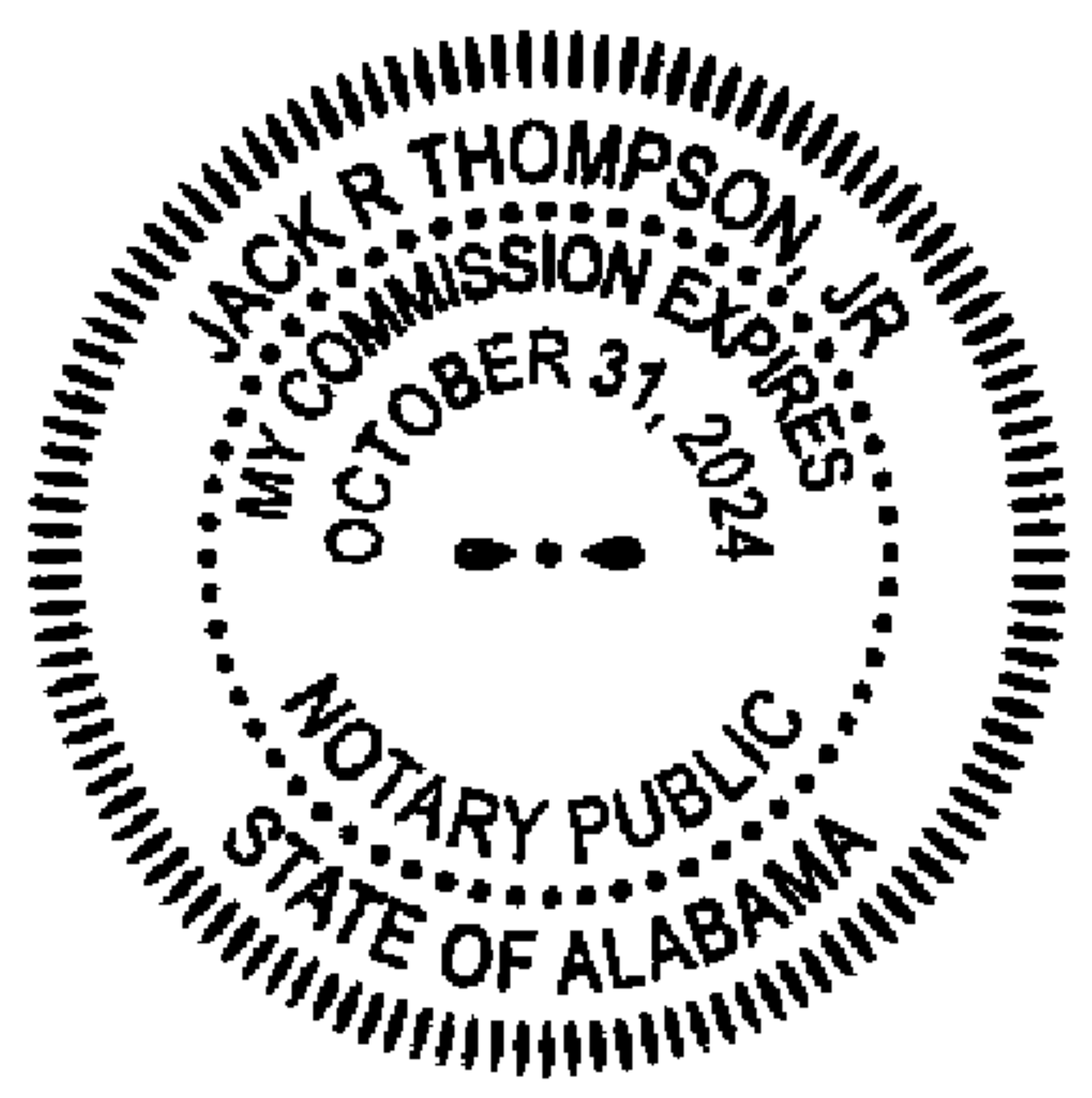
STATE OF ALABAMA

JEFFERSON COUNTY

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Celeste Nunnally 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, he/she/they executed the same voluntarily for themselves.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of Dec, 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

ATB 2077

EXHIBIT A

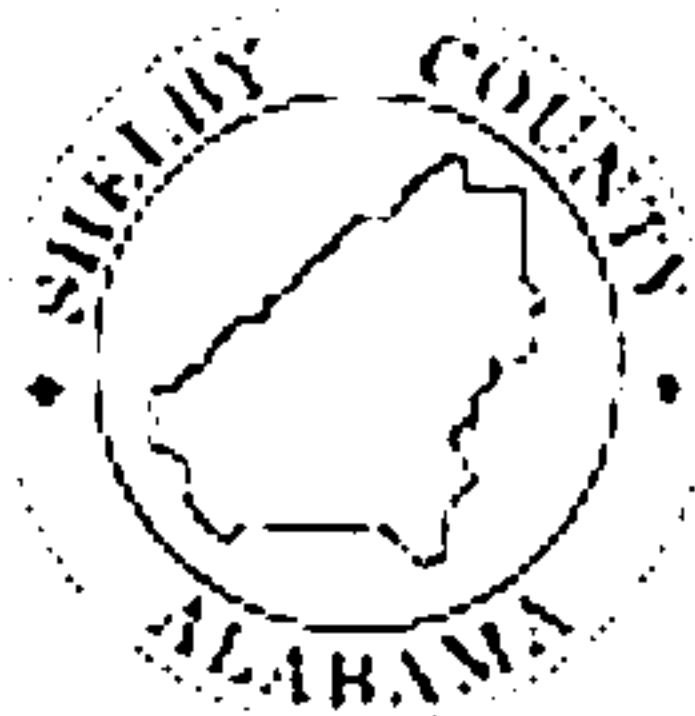
Commence at the NE Corner of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama; thence S01°40'19"W a distance of 419.65' to the POINT OF BEGINNING; thence S00°34'32"E a distance of 297.84'; thence S00°49'36"W a distance of 117.98'; thence S72°08'33"W a distance of 327.88'; thence S43°07'12"W a distance of 105.34'; thence S00°31'42"W a distance of 288.63'; thence N87°00'11"W a distance of 819.21'; thence N35°12'29"W a distance of 1012.17' to the Southeasterly R.O.W. line of Spring Creek Road; thence N63°23'31"E and along said R.O.W. line a distance of 183.68' to a curve to the left, having a radius of 2340.00', subtended by a chord bearing N56°07'36"E, and a chord distance of 591.87'; thence along the arc of said curve and along said R.O.W. line for a distance of 593.46'; thence N48°51'40"E and along said R.O.W. line a distance of 25.61'; thence S41°57'35"E and leaving said R.O.W. line a distance of 452.01'; thence S88°37'01"E a distance of 505.18'; thence S77°18'22"E a distance of 312.57' to the POINT OF BEGINNING.

Previously described as:

As Parcel III of Warranty Deed recorded in Instrument #20080922000374070 and corrected by Scrivener's Affidavit recorded in Instrument #20201217000580520 and Quit Claim Deed recorded in Instrument #20101029000362910.

Less and Except Warranty Deed recorded in Instrument #1995-17644 and Warranty Deed recorded in Instrument #20190625000225930

20201218000581270 12/18/2020 08:26:46 AM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2020 08:26:46 AM
\$127.50 CHERRY
20201218000581270

Allie S. Boyd

(20122077.PFD/ATB2077/45)