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01/05/2021 02:56:17 PM
DEEDS 1/3

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Jon Pidwerbecki
Beverly Kay Pidwerbecki

680 Dorough Rd.
Columbiana, AL 35051

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 Fifty Five Thousand Dollars and No Cents (\$155,000.00)** 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

Mary Ann Bright, an unmarried woman, whose mailing address is:

680 Dorough Road, Columbiana, AL 35051

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

Jon Pidwerbecki and Beverly Kay Pidwerbecki, whose mailing address is:

~~680 Dorough Rd, Columbiana, AL 35051~~ 1749 Shelton Shores Drive, Talladega, AL 35160

(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: 680 Dorough Rd., Columbiana, AL 35051 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

Thomas L. Bright, one and the same as Larry Bright, died on or about November 19, 2019.

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.

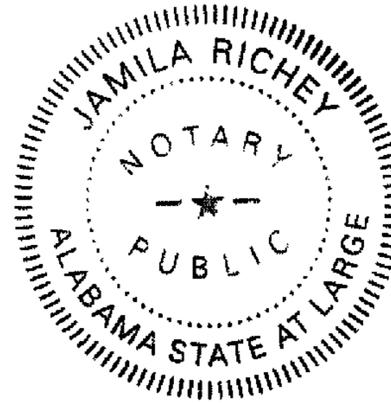
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 23rd day of December, 2020.

Mary Ann Bright
Mary Ann Bright

State of Alabama
County of Madison

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mary Ann Bright, 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 he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 23rd day of December, 2020.

Jamila Richey
Notary Public, State of Alabama
Jamila Richey
Printed Name of Notary
My Commission Expires: 12/27/2023



**EXHIBIT "A"
LEGAL DESCRIPTION**

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 7, Township 20 south, Range 1 East Shelby County, more particularly described as follows:

Commence at the Northeast corner of the Southeast quarter of the Northwest quarter of Section 7, Township 20 South, Range 1 East, thence run North 85 degrees 29 minutes West for 418.38 feet to a point on the West right of way line of Shelby County Road #445; thence run South 08 degrees 50 minutes West along said right of way line for 20.06 feet to the Point of Beginning; thence continue along last said course for 27.08 feet; thence run South 04 degrees 26 minutes West along said road right of way line for 91.08 feet; thence run South 00 degrees 50 minutes West along said road right of way line for 95.31 feet ; thence run South 01 degrees 57 minutes West along said road right of way line for 101.13 feet; thence run 14 degrees 30 minutes West along said road right of way line for 105.41 feet; thence run North 85 degrees 29 minutes West for 312.0 feet; thence run North 05 degrees 49 minutes East for 418.16 feet; thence run South 85 degrees 29 minutes East for 312.0 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/05/2021 02:56:17 PM
\$183.00 JESSICA
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Alli S. Boyd