

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26804

Send Tax Notice To: Goldmon Brent Wallis
Sommer Lee Reynolds
851 Highway 83 .
Vincent, AL 35178

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum 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, **Deborah F. Rice, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Goldmon Brent Wallis and Sommer Lee Reynolds**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

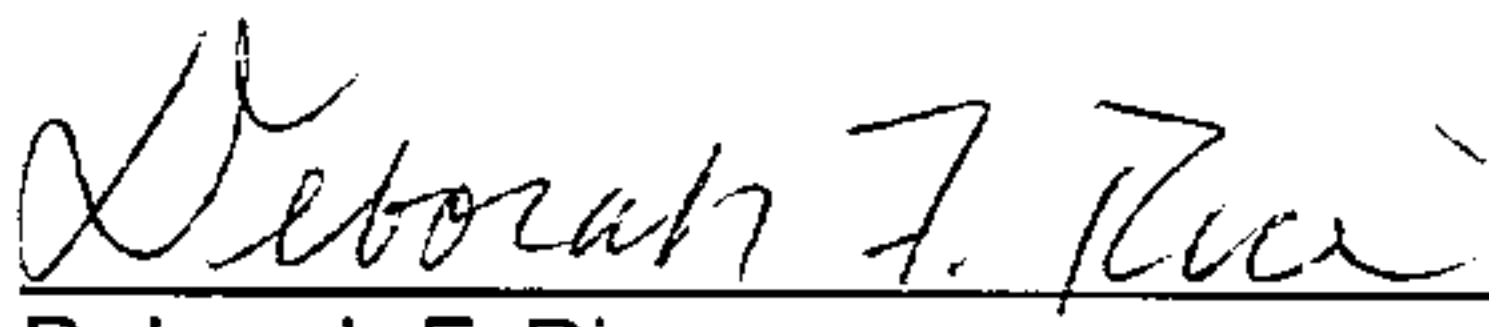
Property constitutes no part of the homestead of the grantor herein or her spouse.

\$124,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees 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 of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of January, 2021.



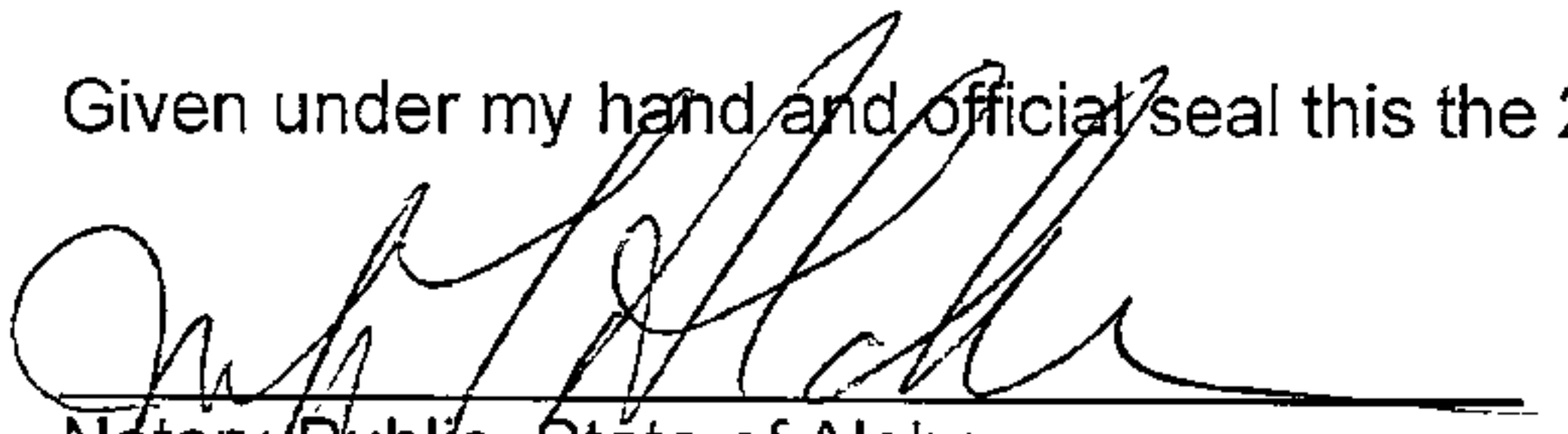
Deborah F. Rice

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Deborah F. Rice, 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 21st day of January, 2021.



Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the West 1/2 of the NW 1/4 of Section 21, Township 19 South, Range 2 East and located in Shelby County, Alabama, and more particularly described as follows: Begin at a point 221.3 feet South of Southwest corner of NW 1/4 of NW1/4 of Section 21, Township 19 South, Range 2 East; thence North along section line 296.95 feet to a point; thence 63 degrees 47 minutes right and run for a distance of 225 feet to a point on southwesterly right of way of road #83; thence 76 degrees 21 minutes right and run along said right of way for a distance of 274.2 feet to a point; thence 103 degrees 39 minutes right and run for a distance of 421.0 feet to point of beginning; being situated in Shelby County, Alabama.

