

This instrument was prepared by:
Halbrooks & Allen, LLC
704 Independence Plaza - Suite 704
Birmingham, AL 35209

Send Tax Notice To: **20210122000035540**
Phillip B. Wilson **01/22/2021 10:46:06 AM**
249 Berry Lane **DEEDS 1/2**
Pelham, AL 35124
(which is also the property address)

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY)

That in consideration of Five Hundred Sixty-Six Thousand Seven Hundred Fifteen
and No/100 --- (\$566,715.00.00) Dollars
(as evidenced by closing statement)

to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, I/we,
David F. Buckley and June B. Graham, Husband and Wife
(whose address is: 105 High Hampton Dr. Pelham, AL 35124)

(herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto
Phillip B. Wilson and Melissa E. Wilson
(whose address is the property address)

(herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship,
the following described real estate situated in Shelby County, Alabama to-wit:

See attached Exhibit "A" for legal description of the property which is incorporated
herein for all purposes.

Subject to: current taxes, easements, restrictions, and rights-of-way of record.

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 the 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
21st day of January, 2021.

David F. Buckley (Seal)
David F. Buckley

June B. Graham (Seal)
June B. Graham

_____(Seal)

_____(Seal)

STATE OF ALABAMA)

General Acknowledgment

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
David F. Buckley and June B. Graham
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 21st day of January, A.D., 2021

My Commission Expires: 4/21/24

William H. Halbrooks
William H. Halbrooks, Notary Public

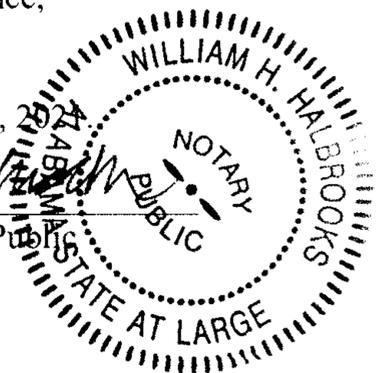


Exhibit "A"

Attached Legal Description

A tract of property in the North Half of the North Half of the North Half of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

A tract of land in the North 1/2 of the Northwest 1/4 of the Northeast 1/4, and the North 1/2 of the Northeast 1/4 of the Northwest 1/4 in Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, lying East of County Road #35, more particularly described as follows:

Commence at the Northeast corner of the NE 1/4 of the NW 1/4 of said Section 18; thence Westerly along the North line of said quarter-quarter a distance of 84.04 feet to a point on the East right-of-way line of Shelby County Highway No. 35; thence an angle left of 62 degrees 51 minutes 21 seconds and run Southwesterly along said right-of-way a distance of 202.36 feet; thence 93 degrees 45 minutes 00 seconds left and run Southeasterly 389.93 feet; thence 23 degrees 57 minutes 05 seconds left and run Easterly 456.85 feet; thence 21 degrees 19 minutes right and run Southeasterly 260.08 feet; thence an angle left of 25 degrees 16 minutes 06 seconds and run Easterly for 447.79 feet to the East line of the NW 1/4 of NE 1/4 of said Section 18; thence 85 degrees 48 minutes 51 seconds left and run North 385.62 feet to the Northeast corner of the NW 1/4 of the NE 1/4 of said Section 18; thence an angle left of 89 degrees 40 minutes 30 seconds and run Westerly along the North line of said Section 18 for 1325.64 feet to the point of beginning.

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/22/2021 10:46:06 AM
\$592.00 CHERRY
20210122000035540

Allie S. Bayl