

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jeremy Cantrell
185 Niven St
Wilsonville, AL 35186-6936

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **ONE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$140,000.00)** to the undersigned grantors in hand paid by the grantees herein, the receipt and sufficiency of which is acknowledged, we,

David L. Cantrell and Michelle L. Cantrell, husband and wife

(hereinafter referred to as "Grantors") do grant, bargain, sell and convey unto

Jeremy Cantrell and William Brown

(hereinafter referred to as "Grantees"), as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

A Parcel, Beginning at the Southwest corner of the Northeast quarter of the Northeast quarter of Section 1, Township 21 South, Range 3 East; thence North 89°37'16" East along the South line of said quarter-quarter section a distance of 172.31 feet to a point; thence North 01°20'43" West a distance of 210.68 feet to a point; thence South 89°00'11" West a distance of 170.44 feet to a point; thence South 00°50'10" East a distance of 208.81 feet to the Point of Beginning.

\$93,678.00 of the proceeds come from a mortgage recorded simultaneously herewith.


Subject to: (1) 2021 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 grantees herein survives the other, the entire interest in fee simple shall pass to the surviving grantees, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

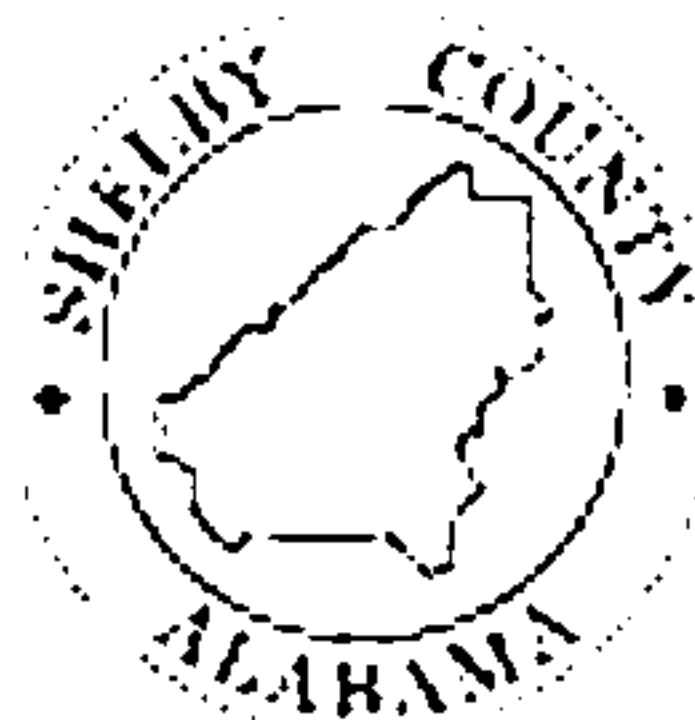
And we do for ourselves and for our heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have set our hands and seals, this 25th day of January,

2021


David L. Cantrell


Michelle L. Cantrell



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/28/2021 02:38:26 PM
\$68.50 JESSICA
20210128000048410

Allen S. Bayl

STATE OF ALABAMA
COUNTY OF Jackson

I, the undersigned Notary Public in and for said County and State, hereby certify that David L. Cantrell and Michelle L. Cantrell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of January, 2021.


Notary Public: David P. Condon
My Commission Expires: 2/12/22

