


THIS INSTRUMENT PREPARED BY:  
J. CLAY MADDOX  
FULLER HAMPTON LLC  
ATTORNEYS AT LAW  
409 LAY DAM ROAD  
CLANTON, AL 35045  
(205)755-1975

  
20210222000088710 1/4 \$121.00  
Shelby Cnty Judge of Probate, AL  
02/22/2021 03:45:22 PM FILED/CERT

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**SEND TAX NOTICES TO:**

1910 16<sup>th</sup> Street  
Calera, AL 35040

STATE OF ALABAMA )

**KNOW ALL MEN BY THESE PRESENTS:**

SHELBY COUNTY )

WHEREAS, in consideration of the sum of Two Hundred Fifty Thousand and 0/100 Dollars (\$250,000.00) and other valuable considerations to the undersigned GRANTORS, MARK ANDERSON, and wife, GLENDA ANDERSON, in hand paid by the GRANTEES, HEATHER N. COLEMAN and CHRISTOPHER DEEN NELSON, the receipt whereof is acknowledged, we, the said GRANTORS, do hereby grant, bargain, sell and convey unto 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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

**PARCEL 1:**

**A parcel of land lying at the Southwest corner of 16th Street and 19th Ave in Calera, Alabama, and being Lots 19, 18, and Part of Lot 17, Block 266, Dunstan's Map of Calera, an unrecorded map being more particularly described as follows:**

**Commence at the Southeast corner of said Lot 18, being an iron pin set, said point lying on the West right of way of 16th street; thence run North along said right of way for a distance of 90.58 feet to an iron pin set; thence turn an angle left of 77 degrees, 22 minutes, 21 seconds and run Westerly and along the South right of way of 19th Avenue for a distance of 139.36 feet to an iron pin set; thence turn an angle left of 98 degrees, 35 minutes, 35 seconds and run Southerly along the East margin of an unopened alley for a distance of 145.44 feet to an iron pin found; thence turn an angle left of 111 degrees, 46 minutes, 19 seconds and run Northeasterly for a distance of 106.37 feet to an iron pin found; thence turn an angle right of 28 degrees, 17 minutes, 50 seconds and run East for a distance of 45.69 feet to the point of commencement.**

Shelby County, AL 02/22/2021  
State of Alabama  
Deed Tax: \$90.00

**PARCEL 2:**

Commence at the SE corner of Lot 18, Block 266, Dunstan's Map of Calera, an unrecorded map; thence run North 08 deg. 23 min. 58 sec. West, along the West line of 16th Street for 89.91 feet; thence run North 82 deg. 45 min. 12 sec. West, along the South line of 19th Avenue for 139.26 feet to the point of beginning; thence continue on the last described course for 48.12 feet; thence run South 7 deg. 44 min. 16 sec. East for 151.12 feet; thence run North 89 deg. 09 min. 03 sec. East for 29.51 feet to the SW corner of Lot 17, Block 266 of said Dunstan's Map of Calera; thence run North 00 deg. 50 min. 57 sec. West, along the East side of a vacated alley, for 143.25 feet to the point of beginning.

**PARCEL 3:**

Commence at the SE corner of Lot 18, Block 266, Dunstan's Map of Calera, an unrecorded map; thence run North 08 deg. 23 min. 58 sec. West, along the West line of 16th Street for 89.91 feet to the point of beginning; thence run North 82 deg. 45 min. 12 sec. West, along the South line of 19th Avenue for 187.38 feet; thence run North 04 deg. 47 min. 09 sec. West for 30.67 feet; thence run South 82 deg. 45 min. 12 sec. East for 185.37 feet to a point on the West line of 16th Street; thence run South 8 deg. 23 min. 58 sec. East along the Westerly right of way of 16th Street to the point of beginning.

Description taken entirely from the survey by Steven M. Allen dated 1/12/2021.

\$160,000.00 of the Purchase price was obtained by a Purchase Money Mortgage.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

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.

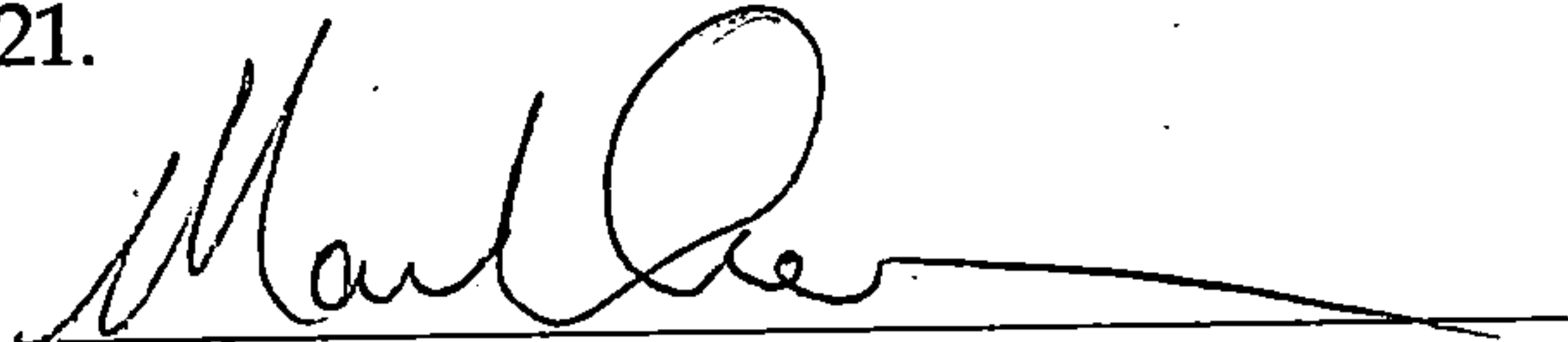
AND THE GRANTOR, do for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEES, their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that we are free from all encumbrances, that we have a good right to sell and convey the same as aforesaid, and that we will, and our heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.



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IN WITNESS WHEREOF, the said GRANTOR has hereunto set their hand and seal, on this 15<sup>th</sup> day of January, 2021.



MARK ANDERSON

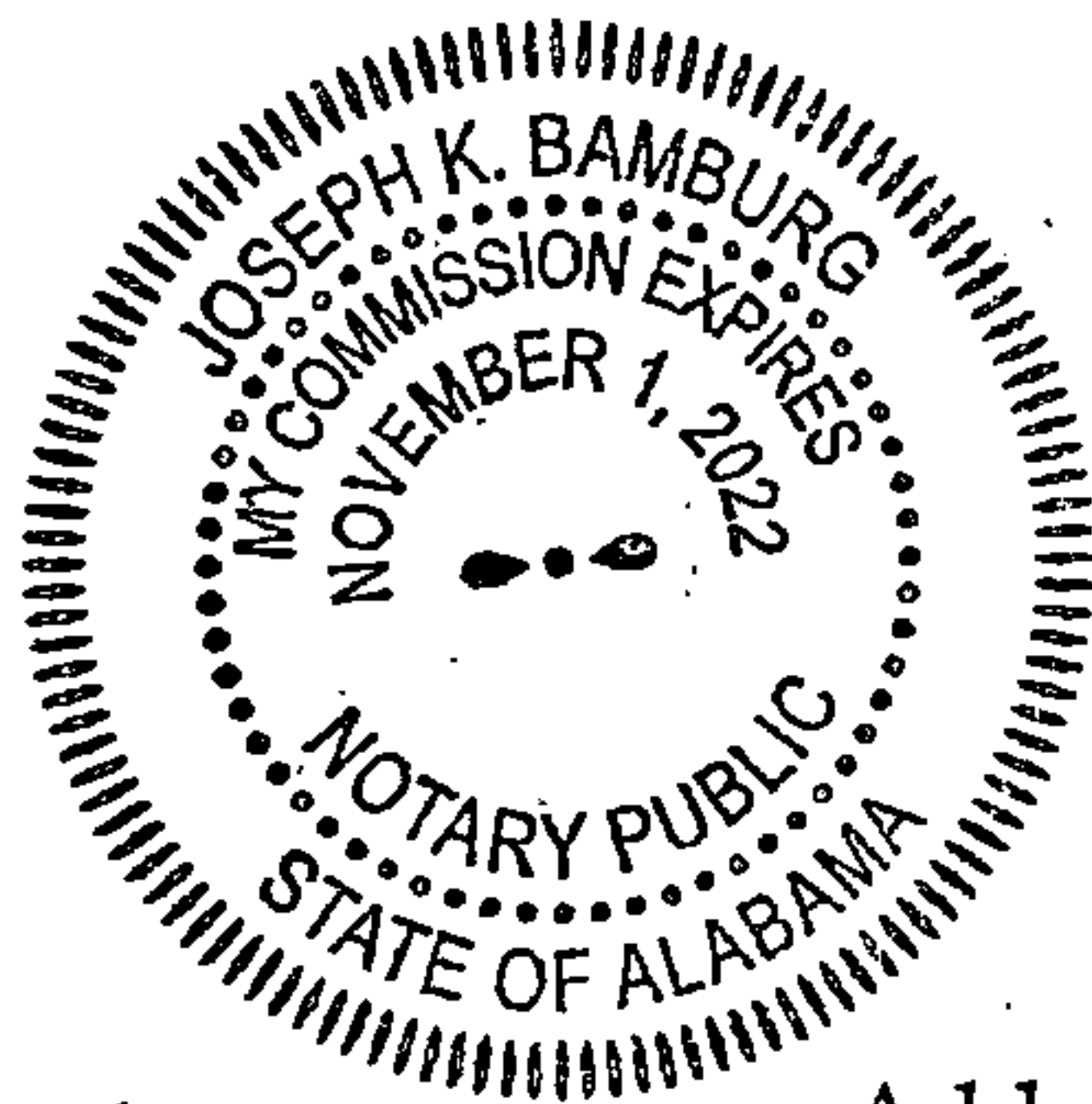


GLENDA ANDERSON

STATE OF ALABAMA )  
COUNTY OF CHILTON )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **MARK ANDERSON** and **GLENDA ANDERSON**, 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 15<sup>th</sup> day of January, 2021.





NOTARY PUBLIC

My Commission Expires: 11-1-22

Address of Grantee:

1910 16<sup>th</sup> St  
Calera, AL 35040


Address of Grantor:

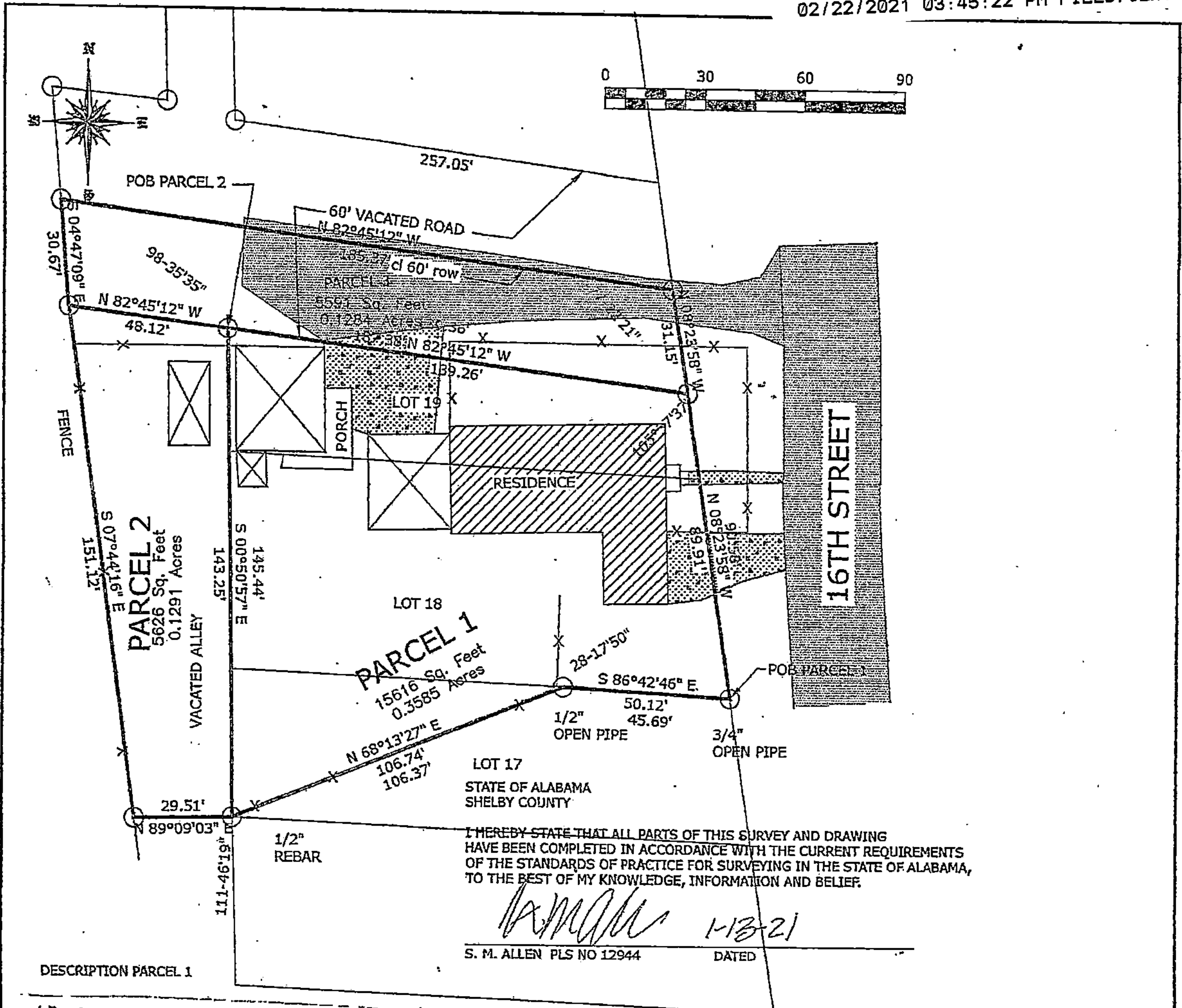
PO Box 276  
Verberna AL  
36091

Property Address:

1919 16th Street  
Calera, AL 35040

Real Value: \$250,000.00

  
20210222000088710 3/4 \$121.00  
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DESCRIPTION PARCEL 1

A Parcel of land lying at the Southwest corner of 16th Street and 19th Avenue in Calera, Alabama and being Lots 19, 18 and part of 17 Block 266 Dungstan's Map of Calera an unrecorded map being more particularly described as follows:

Commence at the Southeast corner of said Lot 18, being an Iron pin set, said point lying on the West right of way 16th Street; Thence run North along said right of way for a distance of 90.58 feet to an Iron pin set; Thence turn an angle left of 77°22'21" and run Westerly and along the South right of way of 19th Ave for a distance of 139.36 feet to an Iron pin set; Thence turn an angle left of 98°35'35" and run Southerly along the East margin of an un-open alley for a distance of 145.44 feet to an Iron pin found; Thence turn an angle left of 115°45'19" and run Northeasterly for a distance 106.37 feet to an Iron pin found; Thence turn an angle right of 28°17'59" and run East for a distance of 45.69 feet to the Point of Commencement.

DESCRIPTION PARCEL 2

COMMENCE AT THE SE CORNER OF LOT 18, BLOCK 266, DUNGSTAN'S MAP OF CALERA AN UNRECORDED MAP; THE RUN N 08-23'58" W, ALONG TH WEST LINE OF 16TH STREET FOR 89.91'; THENCE RUN N 82-45'12" W, ALONG THE SOUTH LINE OF 19TH AVENUE FOR 139.26' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 48.12'; THENCE RUN S 7-44'16" E FOR 151.12'; THENCE RUN N 89-09'03" E FOR 29.51' TO THE SW CORNER OF LOT 17, BLOCK 266 OF SAID DUNGSTON'S MAP OF CALERA; THENCE RUN N 00-50'57" W, ALONG THE EAST SIDE OF A VACATED ALLEY, FOR 143.25' TO THE POINT OF BEGINNING.

DESCRIPTION PARCEL 3

COMMENCE AT THE SE CORNER OF LOT 18, BLOCK 266, DUNGSTAN'S MAP OF CALERA AN UNRECORDED MAP; THE RUN N 08-23'58" W, ALONG TH WEST LINE OF 16TH STREET FOR 89.91' TO THE POINT OF BEGINNING; THENCE RUN N 82-45'12" W, ALONG THE SOUTH LINE OF 19TH AVENUE FOR 187.38'; THENCE RUN N 04-47'09" W FOR 30.67'; THENCE RUN S 82-45'12" E FOR 185.37' TO A POINT ON THE WEST LINE OF 16TH STREET; THENCE RUN S 8-23'58" E, ALONG THE WESTERLY RIGHT OF WAY OF 16TH STREET TO THE POINT OF BEGINNING.



DRAWN BY:	SMA	REVISIONS	PROJECT	SPOT SURVEY	ALLSURV, LLC S.M. ALLEN, PLS 12944 9378 HIGHWAY 119 SUITE B ALABASTER, AL 35007 205 663-4251
DATE:	1-12-2021		DATE OF FIELD SURVEY	1-2021	
DWG. NO.:	16203		BEARINGS ASSUMED	NORTH	
APPROVED BY:	SMA		CLOSURE	1:20000	