

20210302000103290

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

03/02/2021 09:25:54 AM
DEEDS 1/2

Send Tax Notice To:
Jesse Crowe
Caroline Crowe
737 Hiawatha Rd.
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)** 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

Jimmy R. Jordan and Martha P. Jordan, husband and wife, whose mailing address is:

108 Old Tuscaloosa Road, Helena, AL 35080

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

Jesse Crowe and Caroline Crowe, whose mailing address is:

117 Greenfield Lane, Alabaster, AL 35007

(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: 737 Hiawatha Rd., Calera, AL 35040 to-wit:

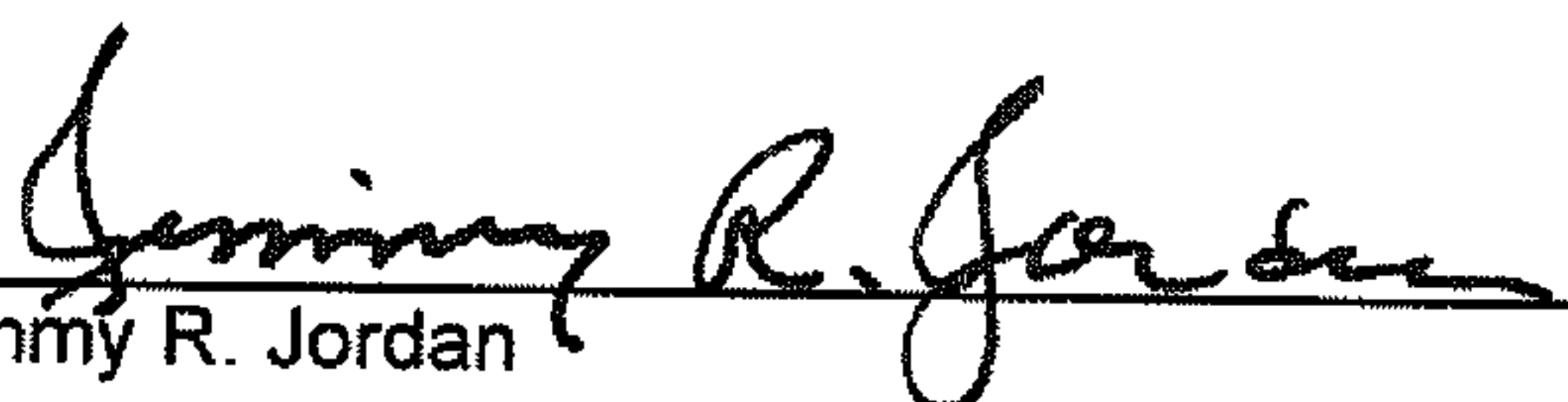
See attached Exhibit A for legal description incorporated herein for all purposes.

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

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 warrants and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

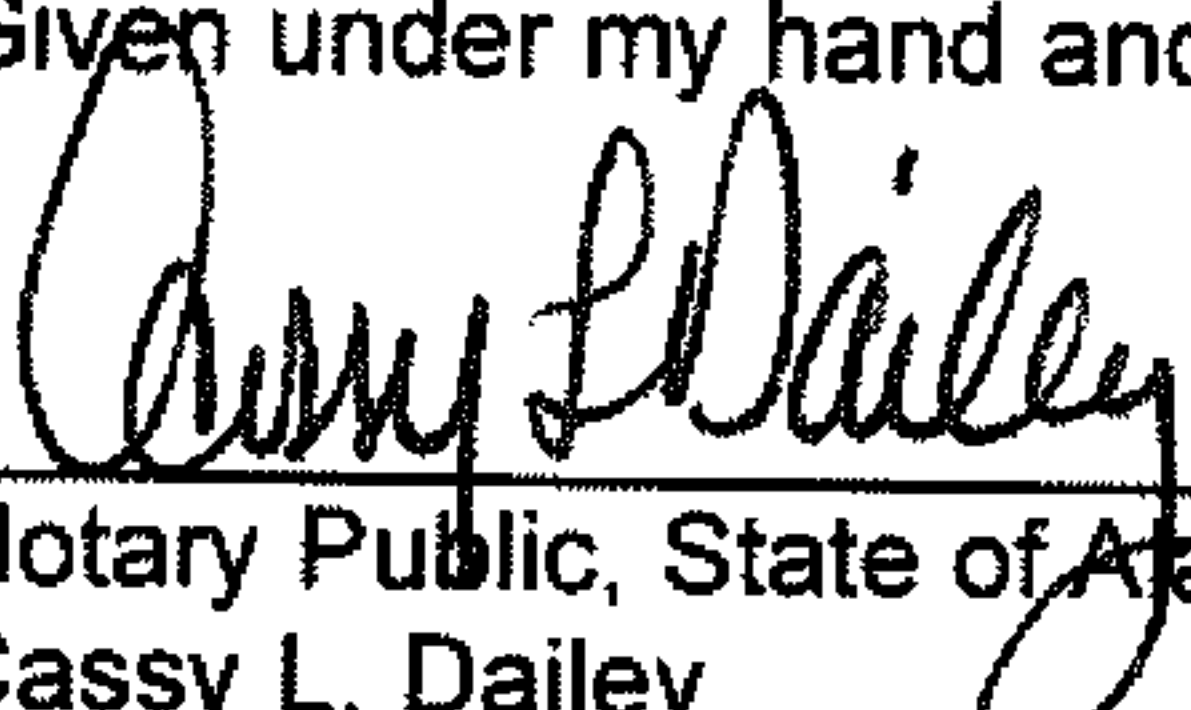
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 19th day of February, 2021.


Jimmy R. Jordan


Martha P. Jordan

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jimmy R. Jordan and Martha P. Jordan, 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 19th day of February, 2021.


Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 17, 2022

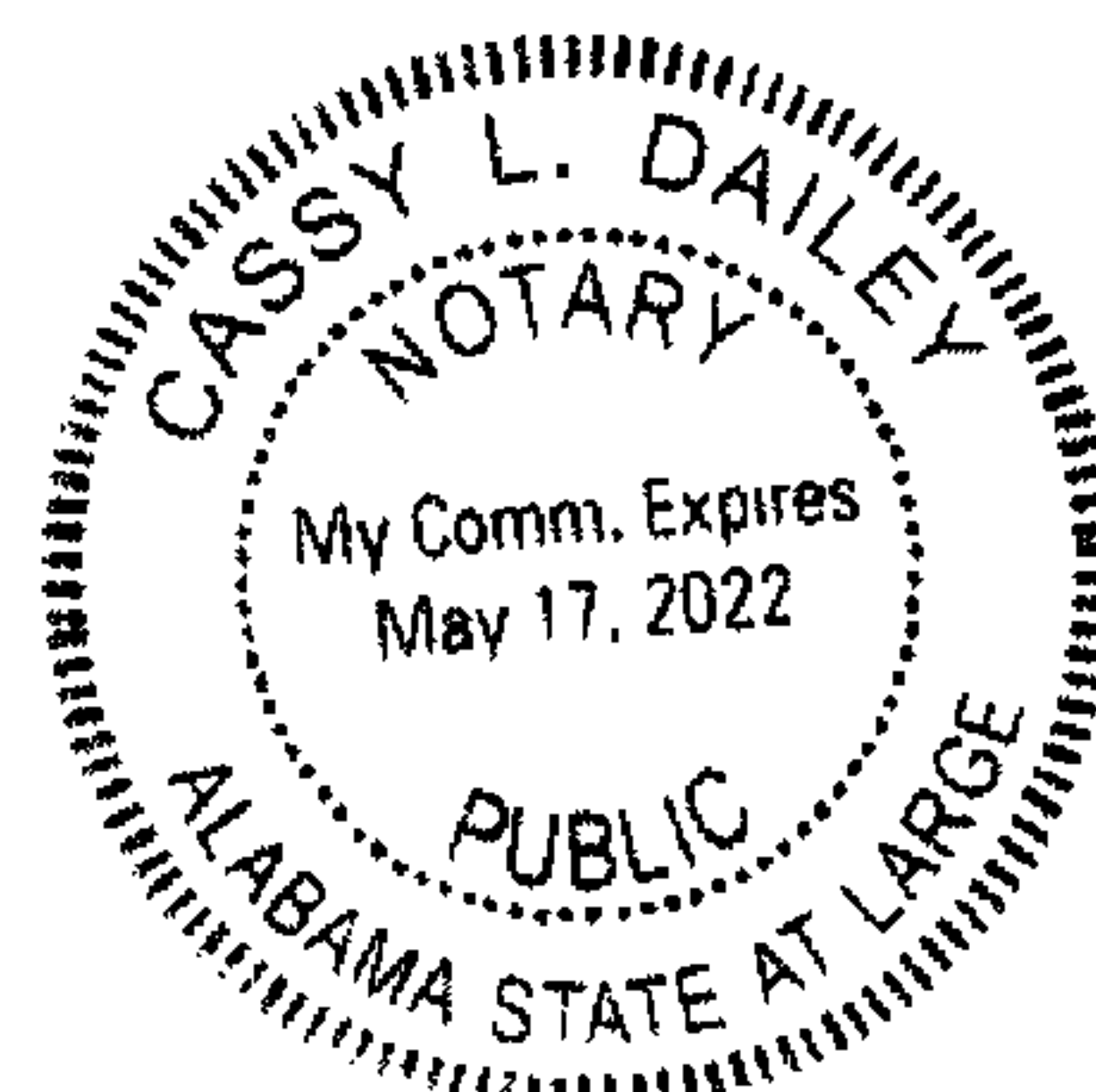
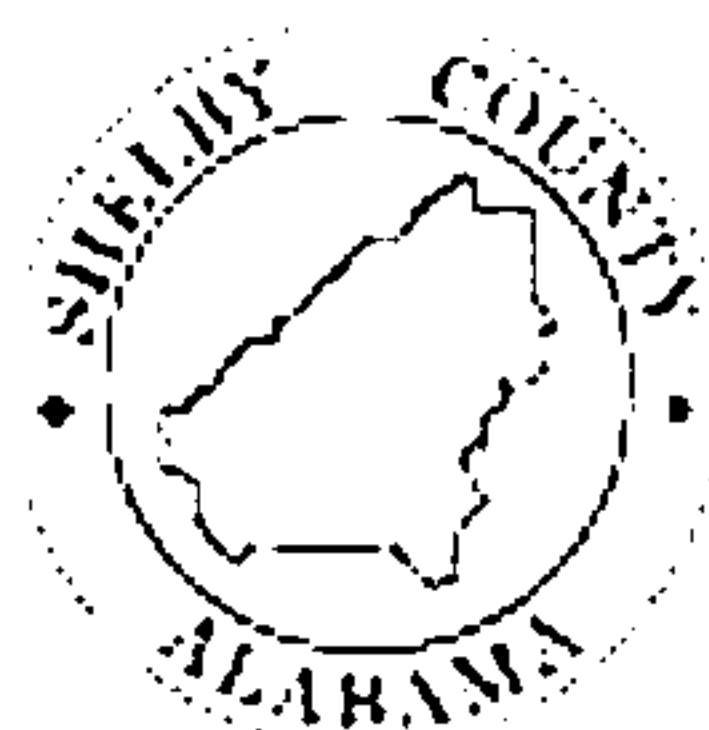


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NW1/4-SW1/4 and the SW1/4-NW1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama, more particularly described as follows:

Begin at the southeast corner of said NW1/4-SW1/4 of Section 10, said point being a metal fence "T" post; thence S89°30'07"W, along the south boundary line of said NW1/4-SW1/4, a distance of 450.28' to a 1/4" rebar; thence N01°08'37" E a distance of 2379.43' to a 1-1/2" capped pipe; thence continue N01°08'37"E a distance of 3.40' to the southern Right-of-Way of Hiawatha Road (60' ROW); thence along said southern right of way with a curve turning to the right with an arc length of 60.79' with a radius of 258.00', with a chord bearing of S76°48'15"E, with a chord length of 60.65', thence S70°03'16"E, along said southern right-of-way, a distance of 332.89', thence, along said Southern right-of-way with a curve turning to the left with an arc length of 79.43', with a radius of 216.00' with a chord bearing of S80°35'20"E, with a chord length of 78.98', thence S00°47'40"W a distance of 4.82' to a 5/8" rebar; thence continue S00°47'40"W a distance of 931.63' to a metal fence "T" post; thence S01°30'09"W a distance of 1307.03' to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/02/2021 09:25:54 AM
\$100.00 CHERRY
20210302000103290

Allen S. Bayl