

Send Tax Notice to:

24 Woodfield Rd
Montevallo, AL 35115

20210315000128920
03/15/2021 04:00:42 PM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Three Hundred Thousand and 00/100 Dollars (\$300,000.00)**, 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 where is acknowledged. I or we, **Sallie E. Sutton, a widowed person** (herein referred to as grantor, whether one or more) whose mailing address is 204 Stonecreek Place, Calera AL 35040 grant, bargain, sell and convey unto **Stephen Douglas Baggett and Jessica Ann Baggett** herein referred to as grantees) whose mailing address is 24 Woodfield Rd, Montevallo, AL 35115 for and during their joint lives as joint tenants 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**, having an address **24 Woodfield Rd, Montevallo, AL 35115** to wit:

A tract of land situated in the SW¼ of NE¼ of Section 7, Township 22 South, Range 2 West, more exactly described as follows:

Commence at the Southeast corner and proceed North 5 degrees 32 minutes East along the East boundary of said quarter-quarter section 716.39 feet; thence South 86 degrees 04 minutes West a distance of 115.00 feet to the point of beginning; thence continue South 86 degrees 04 minutes West a distance of 310.00 feet; thence North 62 degrees 54 minutes West a distance of 401.93 feet to the midpoint of a curve on the South boundary of County Road; said curve having a central angle of 23 degrees 34 minutes a radius of 925.35 feet and a tangent distance of 193.04 feet; thence continue in a Northeasterly direction along an arc of said curve 190.05 feet to the point of Tangent; thence North 77 degrees 31 minutes East along the South boundary of said road 427.65 feet; thence South 12 degrees 31 minutes East a distance of 321.60 feet to the point of beginning. Being situated in Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$294,566.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

Sallie E. Sutton is the surviving grantee of that certain deed recorded in Instrument #1996-21334, the other grantee R.A. Sutton died on or about November 18, 2020.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 12th day of Mar, 2021

Sallie E. Sutton
Sallie E. Sutton

STATE OF Alabama

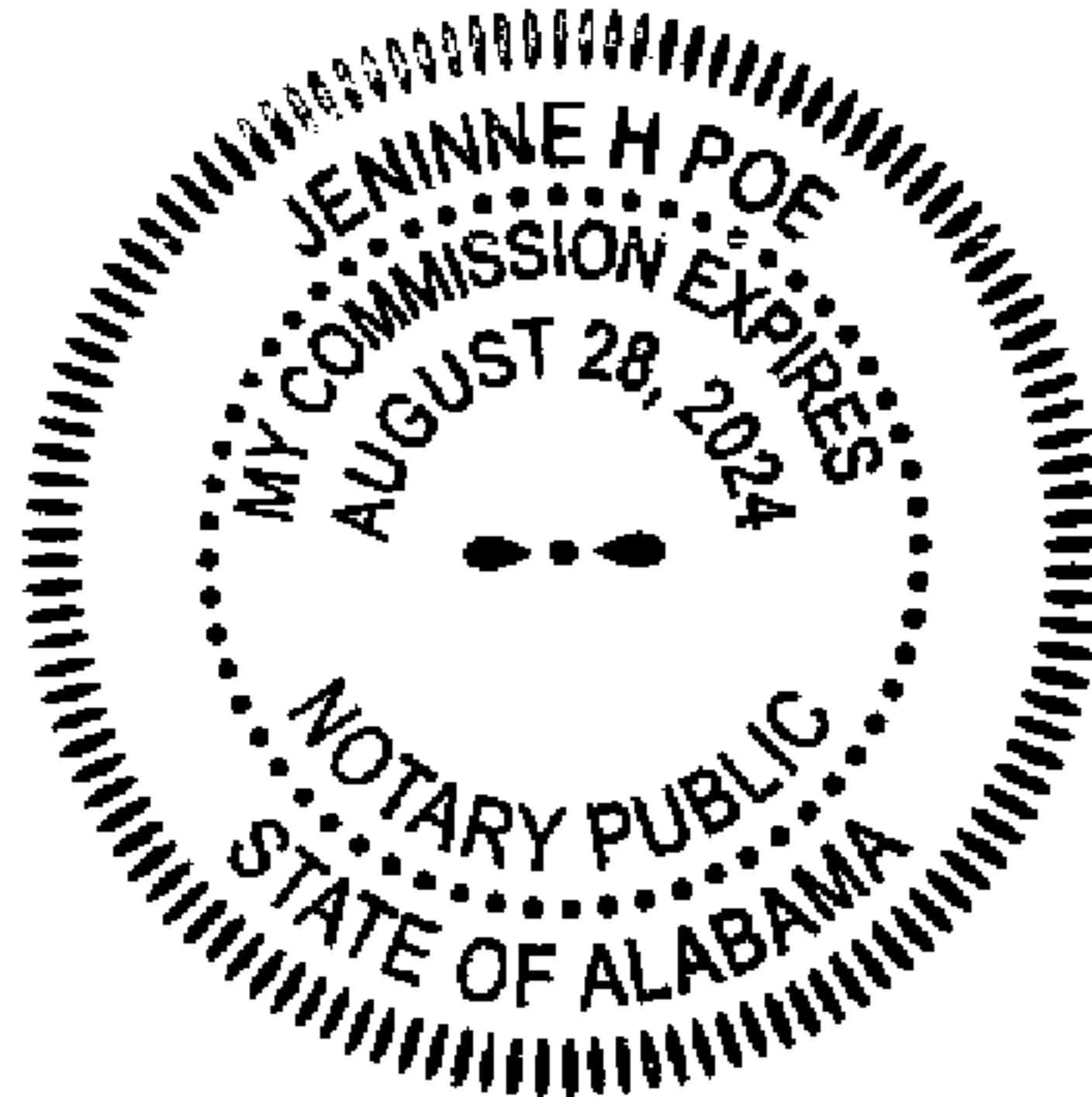
Jefferson COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Sallie E. Sutton** 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 this conveyance, he /she/They executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of Mar, 2021

My Commission Expires: 8-28-2024

Jen H Poe
Notary Public



(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB2168



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/15/2021 04:00:42 PM
\$30.50 CHERRY
20210315000128920

Allie S. Boyd