

20210318000137250
03/18/2021 03:41:22 PM
DEEDS 1/3

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2021-01-6191
Documentary Evidence: Sales Contract

Send Tax Notice To:

Larry R. Ware
Lynn R. Ware
P. O. Box 895
Alabaster, AL 35007
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thirty Five Thousand and 00/100 Dollars (\$135,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, We, **T. W. Sinclair and wife, Beth F. Sinclair**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Larry R. Ware and Lynn R. Ware**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

See Attached Exhibit A


\$0.00 of the above-recited purchase price was paid from mortgage loans closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that he is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seal, this 15th day of January, 2021.

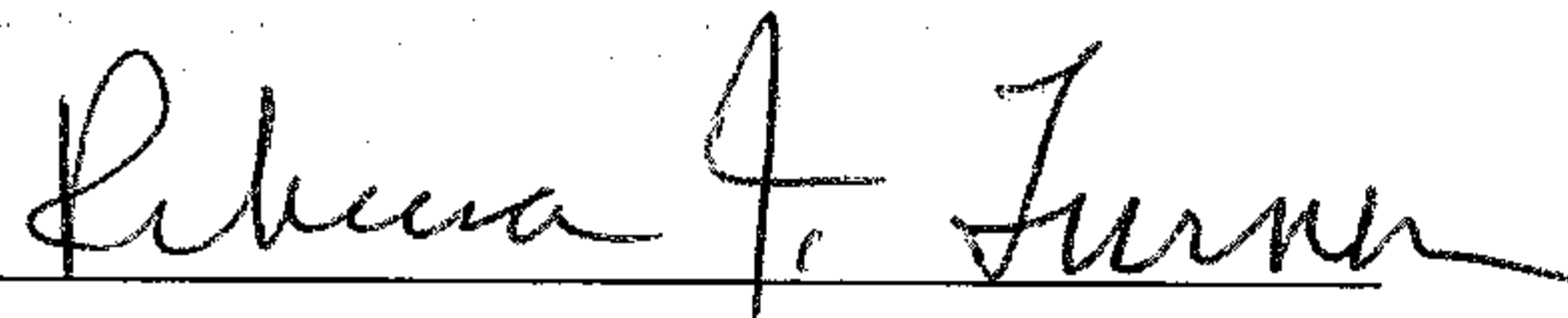

_____(Seal)
T. W. Sinclair


_____(Seal)
Beth F. Sinclair

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **T. W. Sinclair and Beth F. Sinclair**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 15th day of January, 2021.



Notary Public Rebecca J. Turner
My Commission Expires: 12/26/2022

Grantors' Mailing Address:

503 Carnoustie
Shoal Creek, Alabama 35242

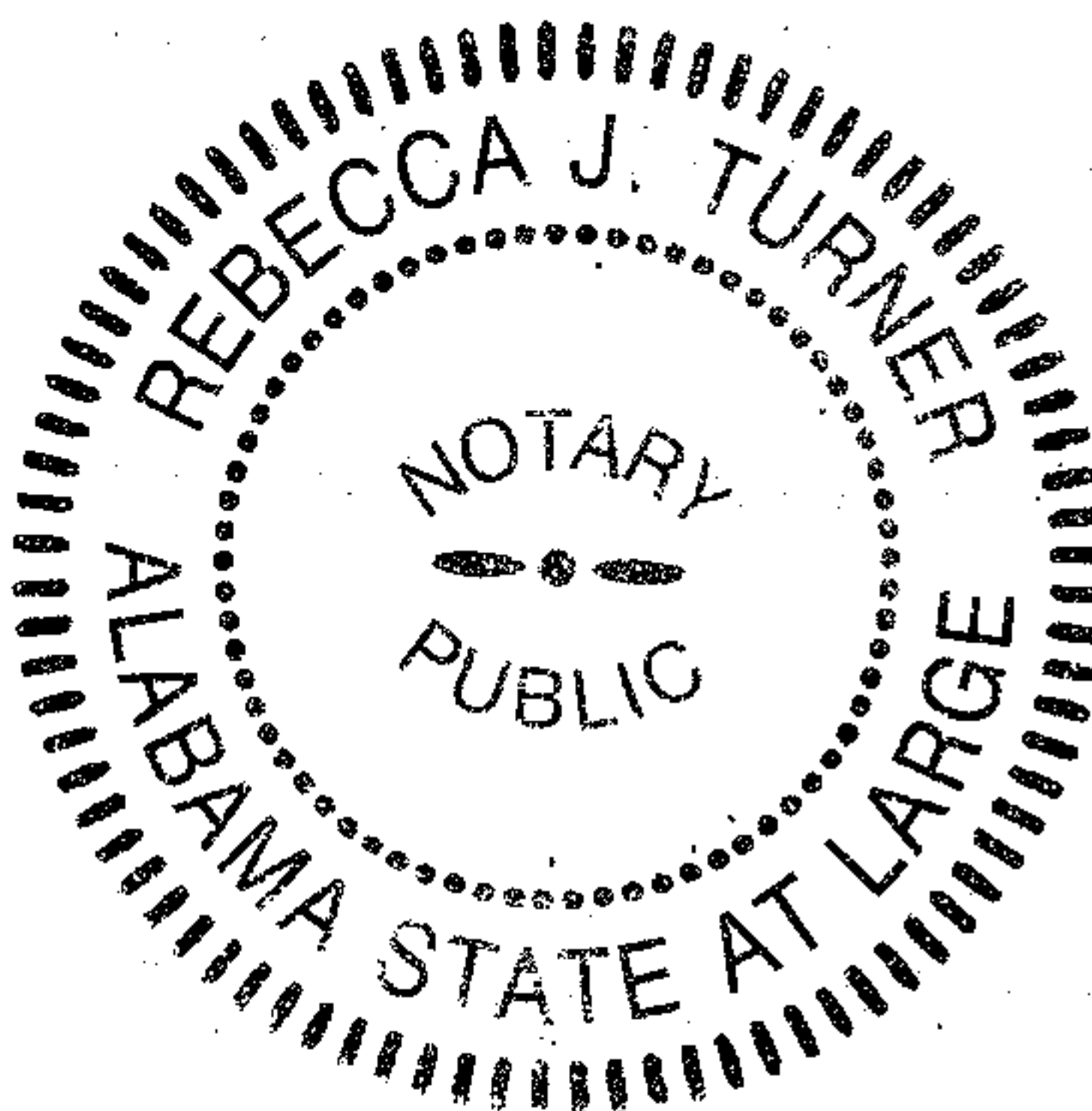
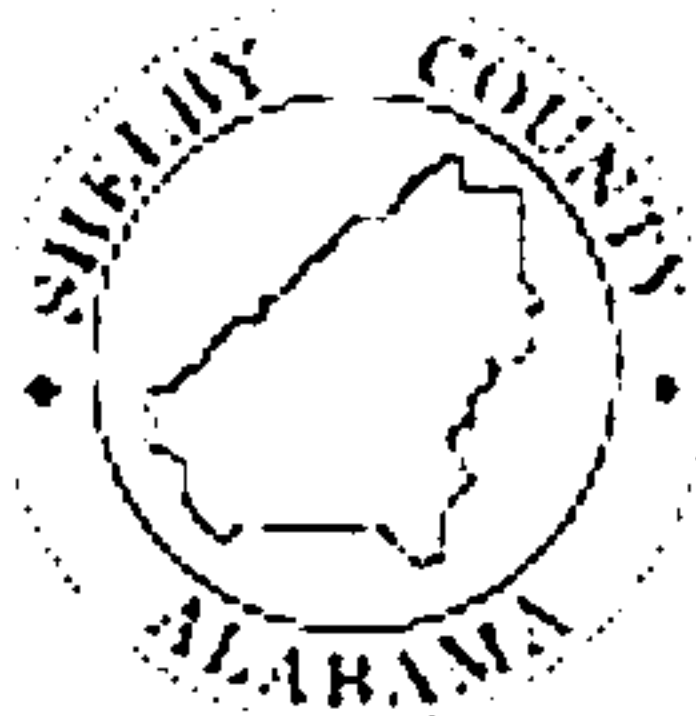


Exhibit A

A parcel of land situated in the South one Half of the Northeast Quarter of Section 16, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at a concrete monument found locally accepted to be the Southwest corner of the Northeast Quarter of said Section 16; thence run North 00 degrees 00 minutes, 00 seconds West (an assumed bearing) along the West line of said Quarter Section for a distance of 647.51 feet to an iron pin set with SSI cap at the Point of Beginning; thence continue North 00 degrees 00 minutes, 00 seconds West along the West line of said Quarter Section for a distance of 681.12 feet to an iron pin found with RCF cap locally accepted to be the Northwest corner of the Southwest Quarter of the Northeast Quarter of said Section 16; thence run South 89 degrees, 29 minutes, 30 seconds East for a distance of 2622.11 feet to an iron pin found on the West right of way line of Shelby County Highway No. 7; thence run South 00 degrees, 03 minutes, 35 seconds East along said West right of way line for a distance of 75.00 feet to an iron set with SSI cap; thence run North 89 degrees, 29 minutes, 30 seconds West for a distance of 832.68 feet to an iron set with SSI cap; thence run South 53 degrees, 35 minutes, 23 seconds West for a distance of 74.06 feet to a point; thence run South 57 degrees, 35 minutes, 04 seconds West for a distance of 74.68 feet to a point; thence run South 66 degrees, 23 minutes, 24 seconds West for a distance of 74.96 feet to a point; thence run South 43 degrees, 08 minutes, 15 seconds West for a distance of 17.02 feet to a point; thence run South 34 degrees, 34 minutes, 20 seconds West for a distance of 118.07 feet to a point; thence run South 48 degrees, 58 minutes, 46 seconds West for a distance of 71.79 feet to a point; thence run South 56 degrees, 06 minutes, 55 seconds West for a distance of 68.72 feet to a point; thence run South 60 degrees, 43 minutes, 09 seconds West for a distance of 55.38 feet to a point; thence run South 70 degrees, 48 minutes, 27 seconds West for a distance of 51.60 feet to an iron set with SSI cap; thence run South 89 degrees, 58 minutes, 12 seconds West for a distance of 775.00 feet to an iron set with SSI cap; thence run South 00 degrees, 01 minutes, 48 seconds East for a distance of 239.82 feet to an iron set with SSI cap; thence run North 89 degrees, 40 minutes, 00 seconds West for a distance of 536.36 feet to the Point of Beginning.

Property Address: 727 Highway 7, Wilsonville, AL 35186



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/18/2021 03:41:22 PM
 \$163.00 CHERRY
 20210318000137250

Allen S. Bayl