

STATE OF ALABAMA §
 §
SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Forty Eight Thousand and NO/100 (\$48,000.00) Dollars to the undersigned **PATRICIA W. HARVARD, A WIDOW, WHOSE MAILING ADDRESS IS 800 LAKE CREST CIRCLE, HOOVER, ALABAMA 35226**, herein referred to as Grantor, in hand paid by **PRISCILLA CHAPMAN AND RAVEN CHAPMAN, WHOSE MAILING ADDRESS IS 90 FLEMING ROAD, VINCENT, ALABAMA 35178**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all her right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A part of the Southeast ¼ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama, and a part of the Northeast ¼ of Section 16, Township 19 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Northeast corner of the South ½ of the Southwest ¼ of the Southeast ¼ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 88°42'07" W a distance of 200.00' to a 5/8" iron pin in place, said point being the point of beginning. From this beginning point proceed S 02°14'12" E a distance of 1335.43' to a ½" rebar in place, located on the Northerly right of way of Shelby County Road No. 83; thence along said right of way a chord bearing of S 49°01'08" W a chord distance of 236.60' to a ½" rebar in place; thence leaving said right of way proceed N 02°04'56" W a distance of 1486.47' to a ½" rebar in place; thence N 88°42'07" E a distance of 180.55' back to the point of beginning, containing 5.91 acres, more or less.

Patricia W. Harvard is the surviving grantee in that certain deed recorded in Instrument #2000-10577, in the Probate Office of Shelby County, Alabama; the other grantee, Ross C. Harvard, having died on or about the 7th day of August, 2017.

Subject to easements, encumbrances, restrictions, rights of way, covenants, encroachments, setback lines, restrictions, ad valorem taxes for the current year, and agreements and all other matters of record which are applicable to the above described real estate or that would be disclosed by an accurate survey or careful physical inspection of the above described real property.

Property address: 3429 Highway 82, Vincent, Alabama 35178
Total Purchase Price: \$48,000.00

The purchase price or actual value claimed on this form can be

verified in the following documentary evidence: Sales Contract

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 the 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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantees, their heirs and assigns that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her 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 except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

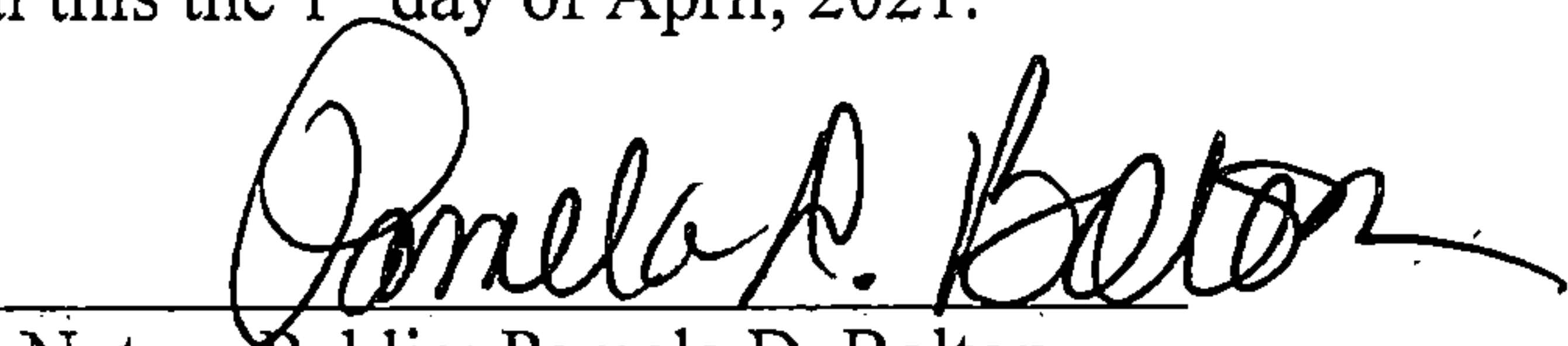
IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal on this the 1st day of April, 2021.


Patricia W. Havard

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TALLADEGA COUNTY §

I, the undersigned authority in and for said County, in said State, hereby certify that Patricia W. Havard, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of April, 2021.


Notary Public: Pamela D. Bolton
My Commission Expires: 9-23-2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150

File: 45.3982