

Send Tax Notice to:

Paul and Kimberly Abercrombie
8629 Hwy 11
Chelsea AL 35043

20210415000189140
04/15/2021 03:01:01 PM
DEEDS 1/2

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Thirty Eight Thousand and 00/100 Dollars (\$138,000.00)**, 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 of which is acknowledged. I or we, **Curtis Foshee and Tara Christina Foshee, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 643 County Road 144, Calera, AL 35040 grant, bargain, sell and convey unto **Paul R. Abercrombie and Mary K Abercrombie** (herein referred to as grantees) whose mailing address is 8629 Highway 11, Chelsea, AL 35043 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 8629 Highway 11, Chelsea, AL 35043 to wit:

This land being a part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West.

From the Northwest corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, run easterly along the north boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 996.83 feet; thence turn an angle of 86°00'30" to the right and run southerly 306.07 feet to the Point of Beginning of the land herein described; thence continue southerly along the last course for 310.38 feet, more or less, to a point on the northwest right of way line of Shelby County Road No. 11; thence turn an angle of 29°25'30" to the right and run southwesterly along the northwest R.O.W. line of said road for 293.55 feet; thence turn an angle of 150°34'30" to the right and run northerly 538.38 feet; thence turn an angle of 79°15' to the right and run northeasterly 146.80 feet to the Point of Beginning..

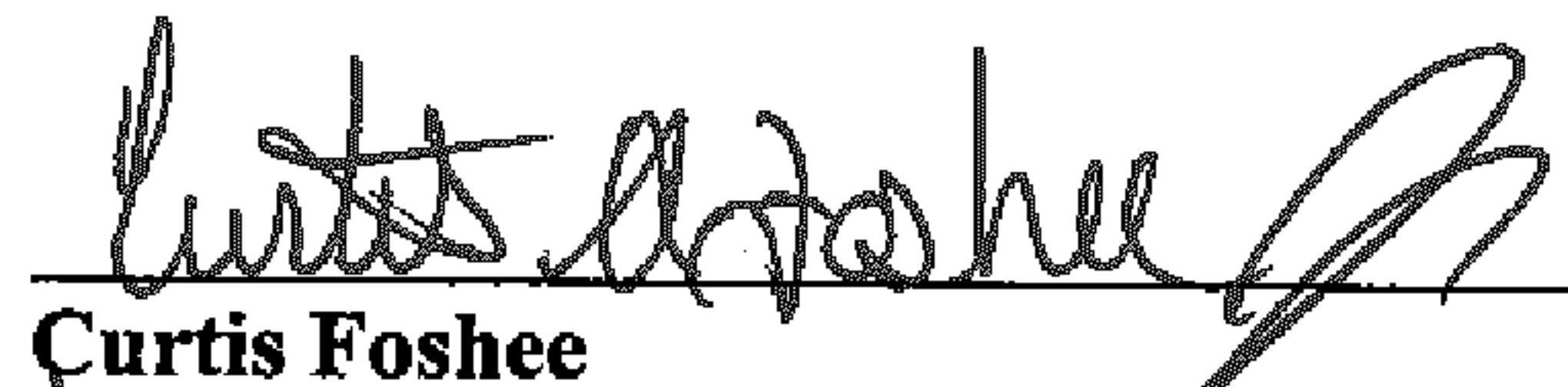
Subject to ad valorem taxes for the current year, and subsequent years.

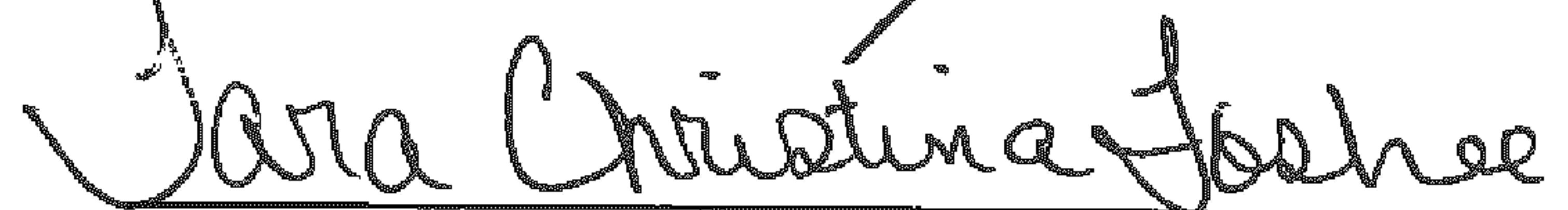
Subject to restrictions, reservations, conditions, and easement of record

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

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 14 day of April, 2021


Curtis Foshee


Tara Christina Foshee

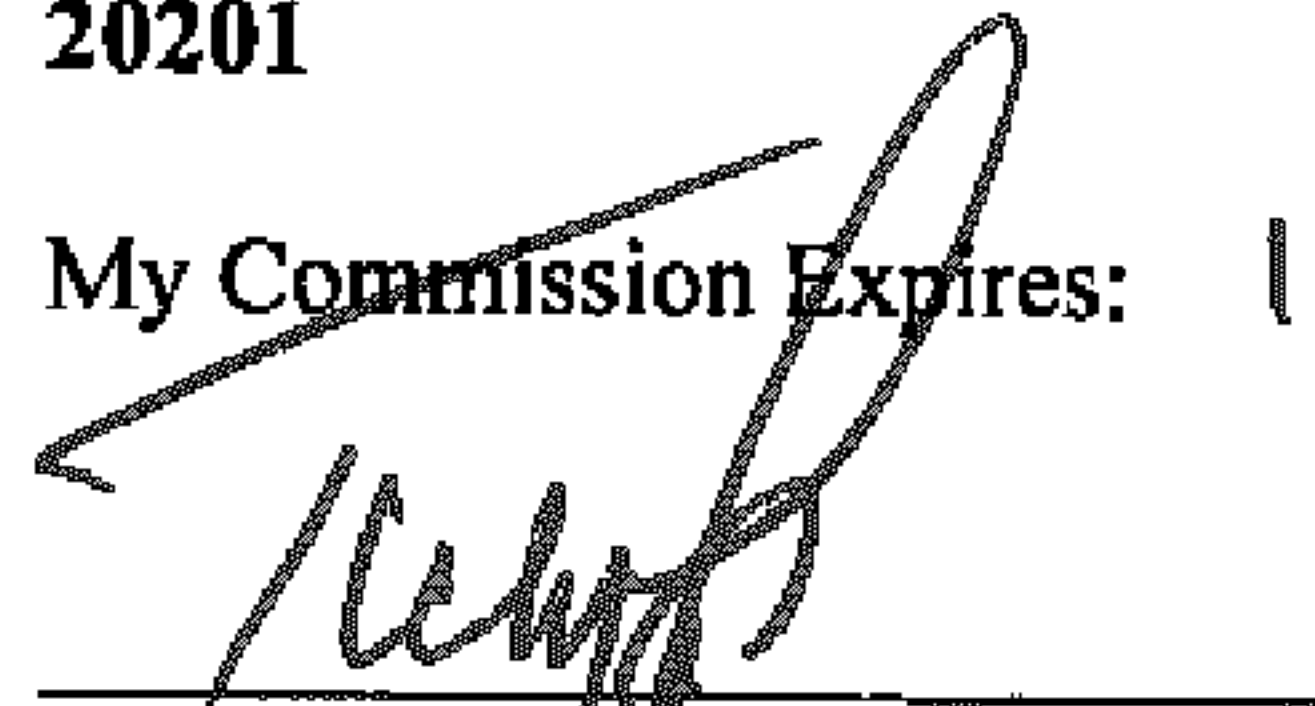
STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Curtis Foshee and Tara Christina Foshee** 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 14th day of April, 2021

My Commission Expires: 10/31/2024


Notary Public

(SEAL)

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

File No. ATB2264



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/15/2021 03:01:01 PM
\$163.00 CHERRY
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