

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Jena Callaway
William Lee Callaway 303 Paradise
Way
Wilsonville, AL 35186

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Five Thousand Dollars and No Cents (\$285,000.00)** 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

Jeremy R. Duke and Shondra M. Duke, husband and wife, whose mailing address is:

303 Paradise Way Wilsonville AL 35186

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

Jena Callaway and William Lee Callaway, whose mailing address is:

303 Paradise Way, Wilsonville, AL 35186

(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: 303 Paradise Way, Wilsonville, AL 35186 to-wit:

Begin at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run West along the North line there of 386.42 feet; thence 90 degrees 00 minutes left run Southerly 610.16 feet; thence 89 degrees 57 minutes 18 seconds right run Westerly 285.00 feet to a point; said point being on the North line of a 50' easement; thence 89 degrees 57 minutes 18 seconds left run Southerly 50.00 feet to the South line of said Easement; thence 90 degrees 02 minutes 42 seconds left run Easterly along said easement 12.17 feet; thence 11 degrees 25 minutes 54 seconds run 107.91 feet; thence 15 degrees 34 minutes 29 seconds right run Easterly 556.80 feet to the East line of said 1/4-1/4 section; thence 94 degrees 15 minutes 24 seconds left run Northerly 678.70 feet to the Point of Beginning.

Together with and subject to the following described 50 foot ingress and egress easement, the centerline of which is more particularly described as follows: Commence at the NE corner of the S 1/2 of the SW 1/4 of Section 7, Township 21 South, Range 2 East; thence run South along the East line thereof 678.70 feet; thence 94 degrees 15 minutes 24 seconds right run 606.80 feet to the Point of Beginning of the centerline of said 50-foot easement, said point being the center of a 50-foot radius bulb, being part of said easement; thence 4 degrees 08 minutes 35 seconds left run 1620.96 feet to the Easterly right of way of Hebb Road and the Point of Ending of said Easement.

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

\$270,750.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 13th day of April, 2021.

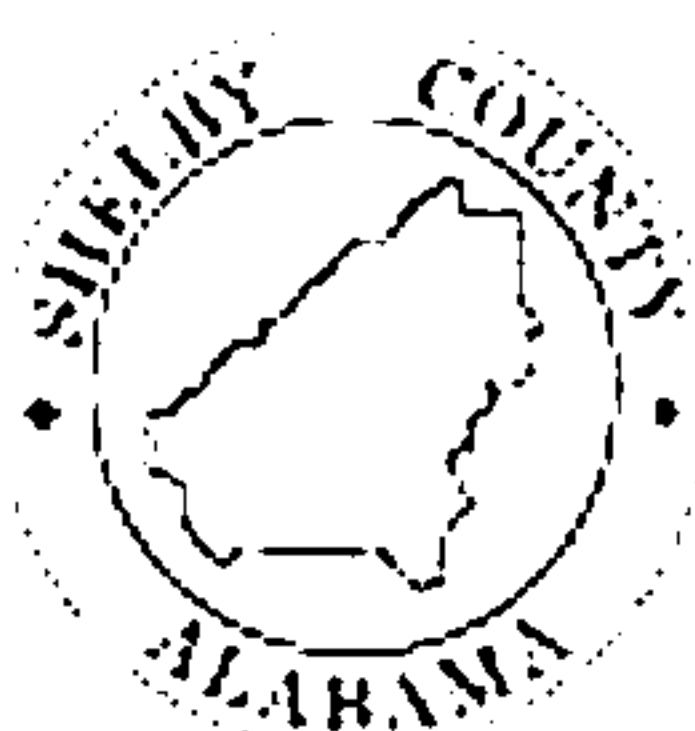
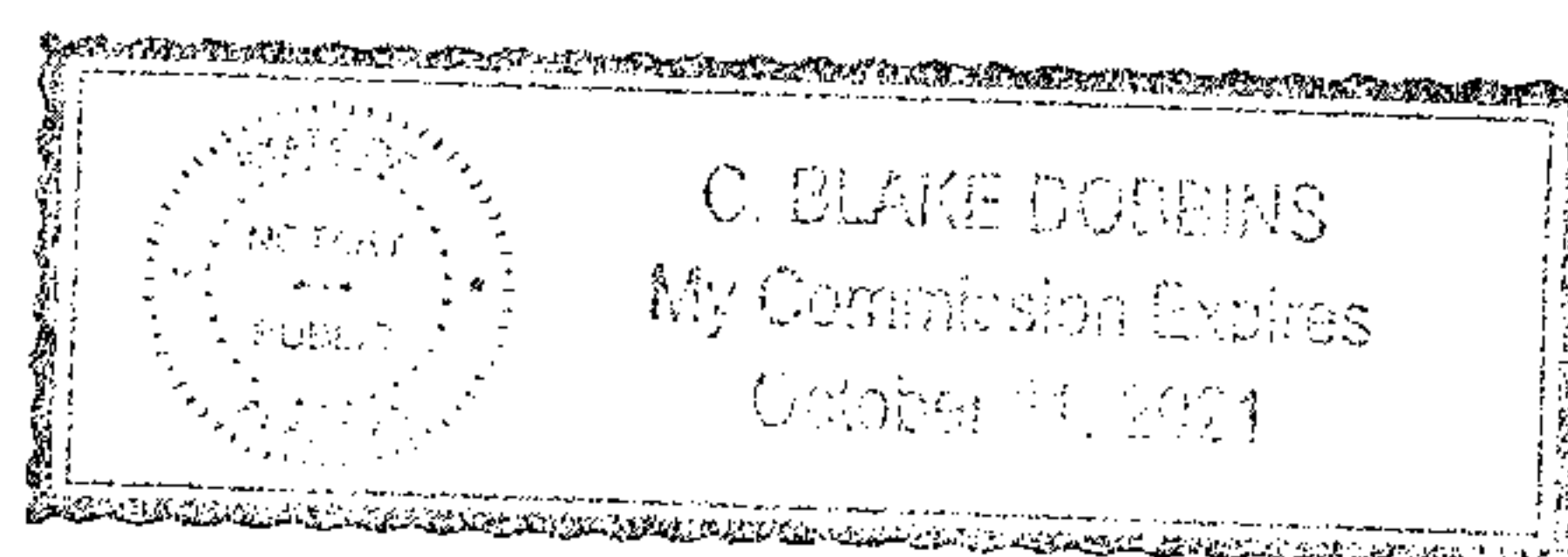
Jeremy R. Duke
Jeremy R. Duke

Shondra M. Duke
Shondra M. Duke

State of Alabama
County of Tellus

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeremy R. Duke and Shondra M. Duke, 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 13th day of April, 2021.

C. Blake Dobbin
Notary Public, State of Alabama
C. Blake Dobbin
Printed Name of Notary
My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/16/2021 12:09:34 PM
\$39.50 CHERRY
20210416000190930

Allen S. Bayl