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05/14/2021 11:50:42 AM
DEEDS 1/3

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

Send Tax Notice To:
Laura Anna Richman
Jana Newsom 41 1st Street E
Calera, AL 35040

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Eighty Nine Thousand Nine Hundred Dollars and No Cents (\$389,900.00) 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

Robert Hamilton and Carrie Hamilton, husband and wife whose mailing address is:

1121 S. Brannon Stand Rd Apt G 118, Dothan, AL 36305

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

Laura Anna Richman and Jana Marie Newsom, whose mailing address is:

41 1st Street E, Calera, AL 35040

(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: 41 1st Street E, Calera, AL 35040 to-wit:

Commence at the Southeast corner of Fractional Section 22, Township 22 South, Range 2 West; thence North 00 deg. 15 min. 04 sec. East along the East line of Section a distance of 412.50; thence South 89 deg. 41 min. 16 sec. West, a distance of 144.75 feet; thence South 89 deg. 41 min. 24 sec. West a distance of 135.03 feet; thence South 89 deg. 43 min. 30 sec. West, a distance of 135.03 feet; thence North 89 deg. 51 min. 28 sec. West a distance of 134.94 feet; thence North 00 deg. 08 min. 32 sec. East a distance of 200.19 feet to a point lying on the Southerly right of way line of Dogwood Drive (60 foot right of way), said point also lying on a curve to the right having a central angle of 02 deg. 03 min. 41 sec. a radius of 406.63 feet and subtended by a cord which bears South 89 deg. 33 min. 36 sec. West a chord distance of 14.63 feet; thence along said curve and said right of way line a distance of 14.63 feet; thence North 89 deg. 51 min. 27 sec. West and continuing along said right of way line a distance of 45.26 feet; thence south 00 deg. 10 min. 56 sec. West and leaving said right of way line a distance of 200.00 feet; thence North 89 deg. 49 min. 11 sec. West a distance of 137.79 feet; thence North 89 deg. 48 min. 17 sec. West, a distance of 236.49 feet; thence North 00 deg. 09 min. 49 sec. East a distance of 199.79 feet to a point lying on the Southerly right of way line of Dogwood Drive (50 foot right of way); thence North 89 deg. 50 min. 00 sec. West along said right of way line a distance of 433.23 feet to its end, said point also being the beginning of the Southerly right of way line of an unnamed 40 foot right of way; thence continuing along the last described course along said right of way line a distance of 40.00 feet to a point lying on the Westerly right of way line of said unnamed 40 foot right of way; thence North 00 deg. 25 min. 31 sec. West along said Westerly right of way line a distance of 1,396.21 feet; thence North 44 deg. 13 min. 01 sec. West and continuing along said right of way line a distance of 225.95 feet; thence South 63 deg. 53 min. 00 sec. West and leaving said right of way line a distance of 246.67 feet; thence South 16 deg. 19 min. 05 sec. West a distance of 793.61 feet; thence South 52 deg. 13 min. 04 sec. West a distance of 312.16 feet; thence North 0 deg. 10 min. 03 sec. East a distance of 212.03 feet; thence North 0 deg. 20 min. 20 sec. East a distance of 188.03 feet to the Point of Beginning; thence continue along the last described course a distance of 112.45 feet; thence North 88 deg. 50 min. 22 sec. West a distance of 178.02 feet; thence South 03 deg. 30 min. 11 sec. East a distance of 197.50 feet to a point lying on a curve to the left having a central angle of 49 deg. 32 min. 21 sec. a radius of 198.33 feet; and subtended by a chord which bears North 60 deg. 45 min. 43 sec. East a chord distance of 166.19 feet; thence along

said curve a distance of 171.48 feet to its end; thence South 89 deg. 43 min. 56 sec. East, a distance of 20.24 feet to the Point of Beginning; being situated in Shelby County, Alabama.

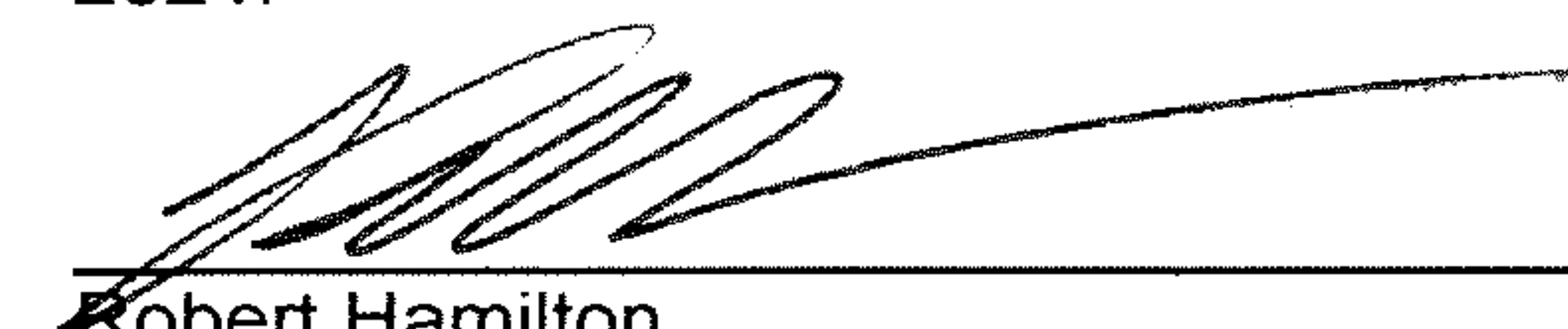
Subject to: All easements, restrictions and rights of way of record.

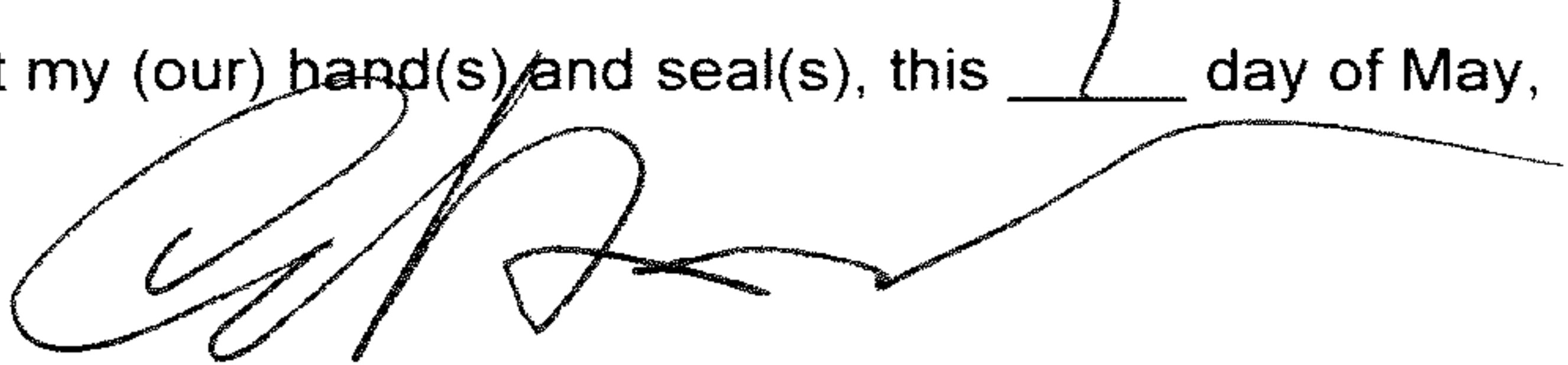
\$370,405.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

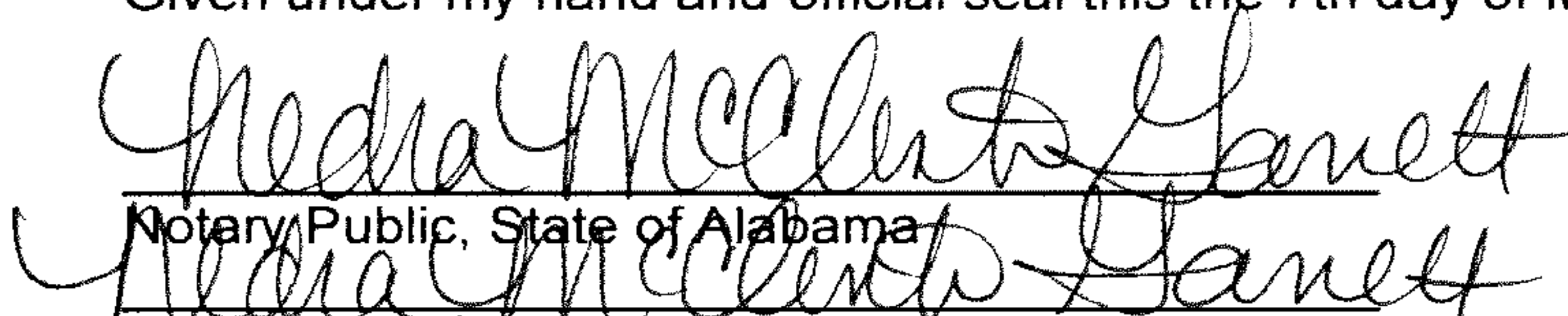
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 7 day of May, 2021.


Robert Hamilton


Carrie Hamilton

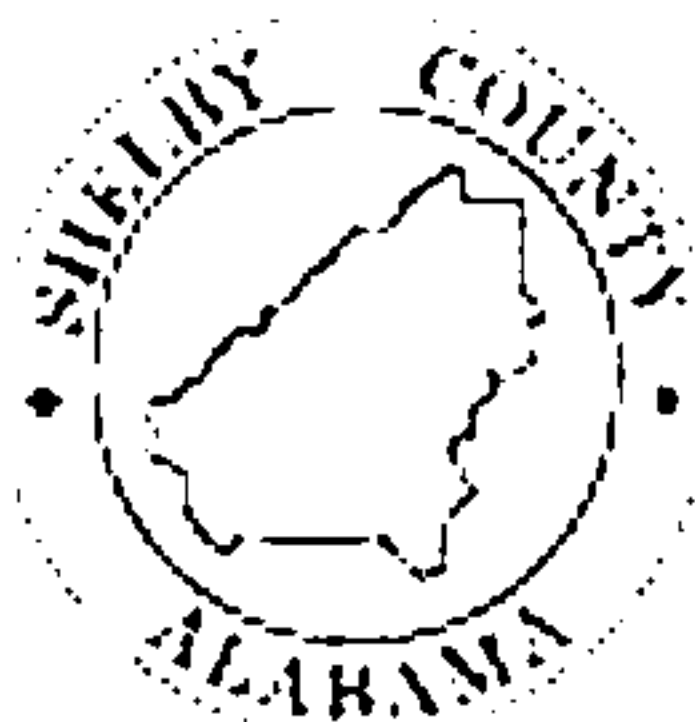
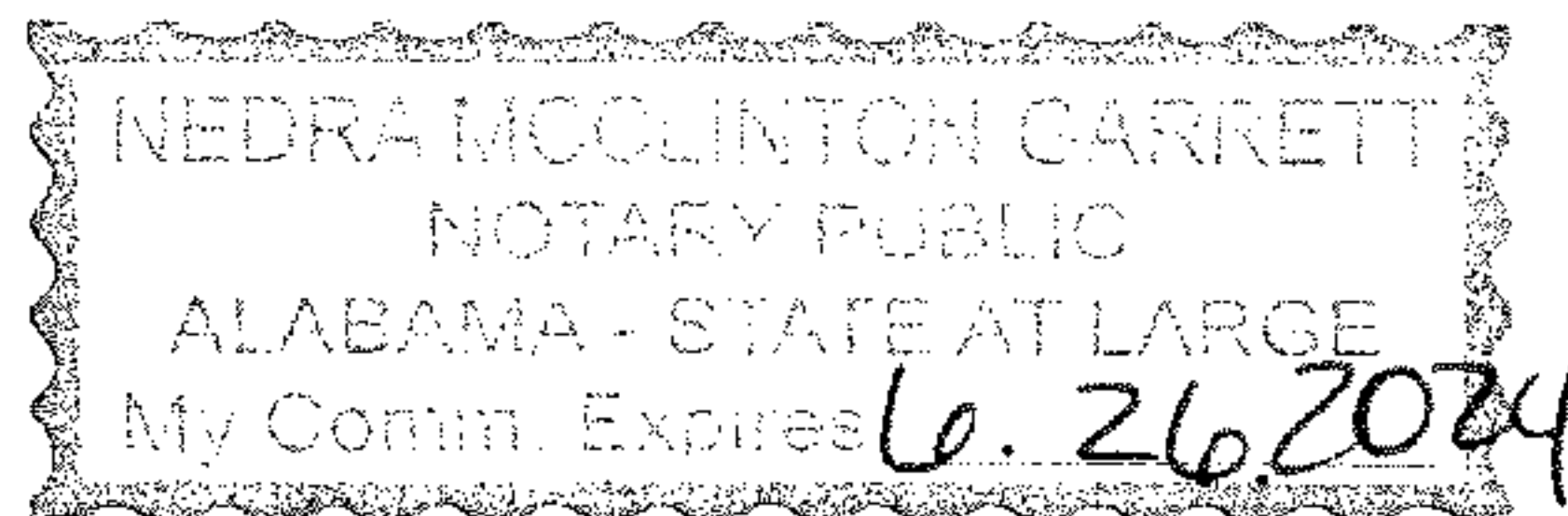
State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Hamilton and Carrie Hamilton, 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 7th day of May, 2021.


Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: 6.26.2024



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/14/2021 11:50:42 AM
\$47.50 CHERRY
20210514000239640

