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05/21/2021 10:47:49 AM

DEEDS 1/2

Prepared by:
Sandy F. Johnson
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Charles B. Carlton
Okelly L. Carlton
~~200 Beaver Crest Cir~~ 400 Miller Circle
~~Pelham, AL 35124~~ Indian Springs, AL
35124

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 Sixty Thousand Nine Hundred Dollars and No Cents (\$260,900.00)** 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

Charles D. Kirton and Margaret A. Kirton, a married couple, whose mailing address is:

200 Beaver Crest Cir., Pelham, AL 35124

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

Charles B. Carlton and Okelly L. Carlton, whose mailing address is:

400 Miller Circle, Indian Springs, AL 35124

(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: 200 Beaver Crest Cir., Pelham, AL 35124 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

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

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 12th day of May, 2021.

Charles D. Kirton by Sherry K. Jones
Charles D. Kirton by Sherry K. Jones
Agent

Margaret A. Kirton by Sherry K. Jones
Margaret A. Kirton by Sherry K. Jones
Agent

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherry K. Jones, as Agent for Charles D. Kirton and Margaret A. Kirton, 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, she, as such Agent and with fully authority, executed the same voluntarily and as the act of said Charles D. Kirton and Margaret A. Kirton, on the day the same bears date.

Given under my hand and official seal this the 12th day of May, 2021.

Sandy F. Johnson
Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023

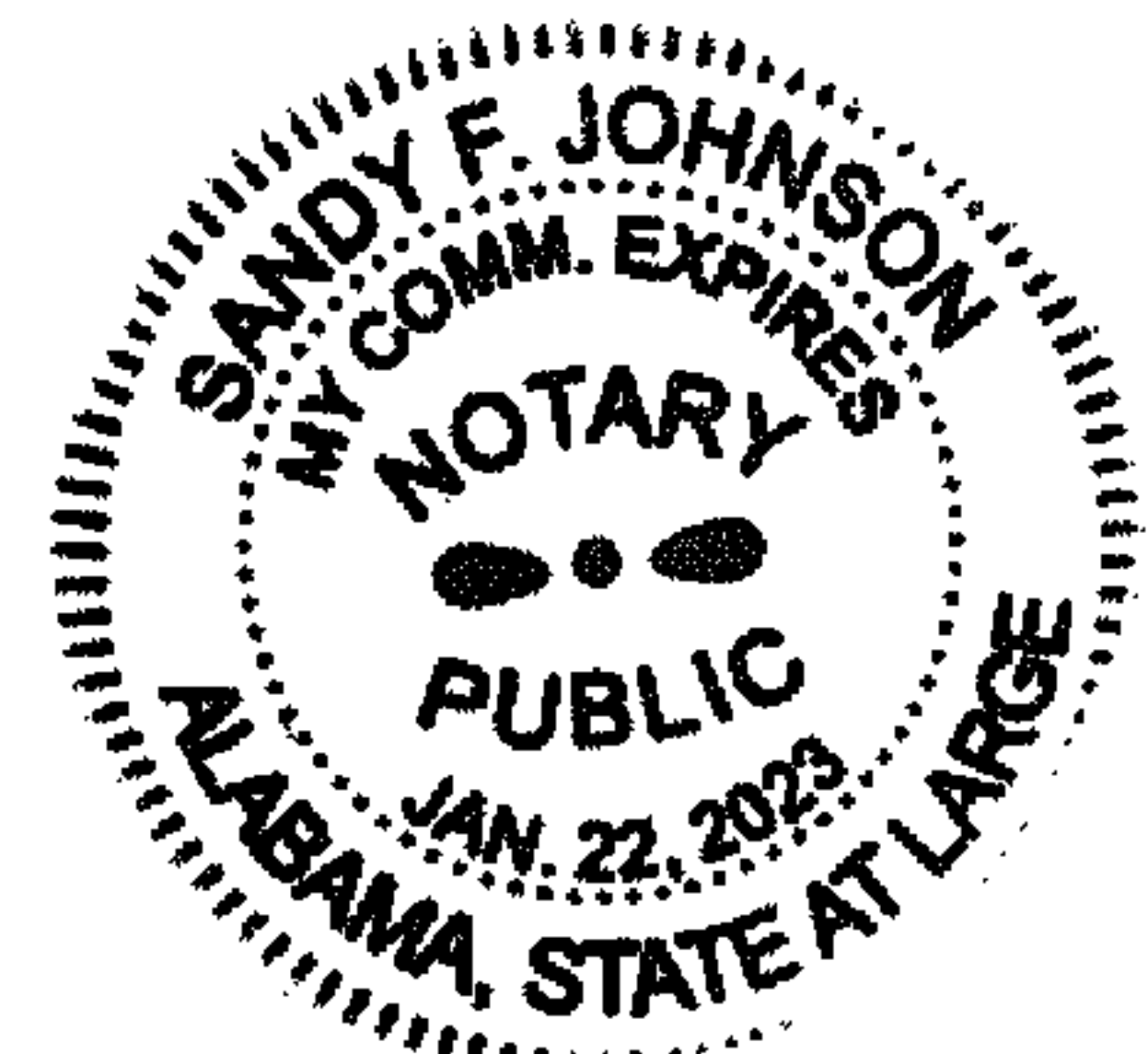


EXHIBIT "A"
LEGAL DESCRIPTION

All of Lot 41, according to the Survey of Beaver Creek Preserve Third Sector, as recorded in Map Volume 27, Page 91, in the Probate Office of Shelby County, Alabama, less and except the following described part of said Lot 41:

Beginning at an existing iron rebar being the locally accepted Northeast corner of said Lot 41, run in a Southerly direction along the East line of said Lot 41, for a distance of 58.77 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the right of 168 degrees 21 minutes 33 seconds and run in a Northwesterly direction for a distance of 59.40 feet to an existing iron rebar set by Laurence D. Weygand being on the North line of said Lot 41 and being 12.0 feet West of the point of beginning; thence turn an angle to the right of 98 degrees 48 minutes 38 seconds and run in an Easterly direction along the Northline of said Lot 41 for a distance of 12.0 feet, more or less, to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2021 10:47:49 AM
\$286.00 CHERRY
20210521000250670

Allie S. Boyd