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DEEDS 1/2

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

Send Tax Notice To:
Bruce Robert Henderson Jr
Emily Henderson
2421 Highway 57
Vincent, AL 35178

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00) 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

Andy Douglas and Sharon Rae Douglas, husband and wife, whose mailing address is:

545 Hwy 57, Vincent, AL 35178

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

Bruce Robert Henderson Jr and Emily Henderson, whose mailing address is:

2421 Highway 57, Vincent, AL 35178

(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: 2421 Highway 57, Vincent, AL 35178 to-wit:

Commence at the NE corner of the NW Quarter of the NE Quarter of SW Quarter, Section 23, Township 18 South, Range 2 East, and run thence Westerly along the said South line of the SE Quarter of the NW Quarter and the South line of the SW Quarter of the NW Quarter a distance of 1,575.02 feet to a point on the top of the Ridge of "Hog" Mountain; thence turn an angle of 119 degrees 40 minutes 10 seconds right and run along said ridge a distance of 198.73 feet to a point; thence turn an angle of 12 degrees 53 minutes 00 seconds right and continue along ridge a distance of 221.72 feet to the point of beginning of the property being described; thence continue along last described course a distance of 178.30 feet to a point; thence turn an angle of 17 degrees 48 minutes to the right and run a distance of 118.59 feet to a point; thence turn an angle of 9 degrees 28 minutes right and run a distance of 101.61 feet; thence turn an angle of 4 degrees 49 minutes right and run a distance of 101.41 feet to a point; thence turn an angle of 5 degrees 34 minutes left and run 390.24 feet to a point; thence turn an angle to the left of 18 degrees 57 minutes and run 134.96 feet to a point on the West right of way line of Shelby County Highway No. 57; thence run South along said West right of way of Highway No. 57 a distance of 95.99 feet to a point; thence turn an angle right of 104 degrees 14 minutes 22 seconds and run 204.04 feet to a point; thence turn an angle left of 90 degrees and run 210 feet to a point; thence turn an angle of 90 degrees and run 210 feet to a point on the West right of way line of said highway No. 57; thence South along the said West right of way line of said highway 189 feet to a point; thence turn an angle to the right of 99 degrees 19 minutes 52 seconds and run West 979.19 feet to the point of beginning; being situated in Shelby County, Alabama.

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

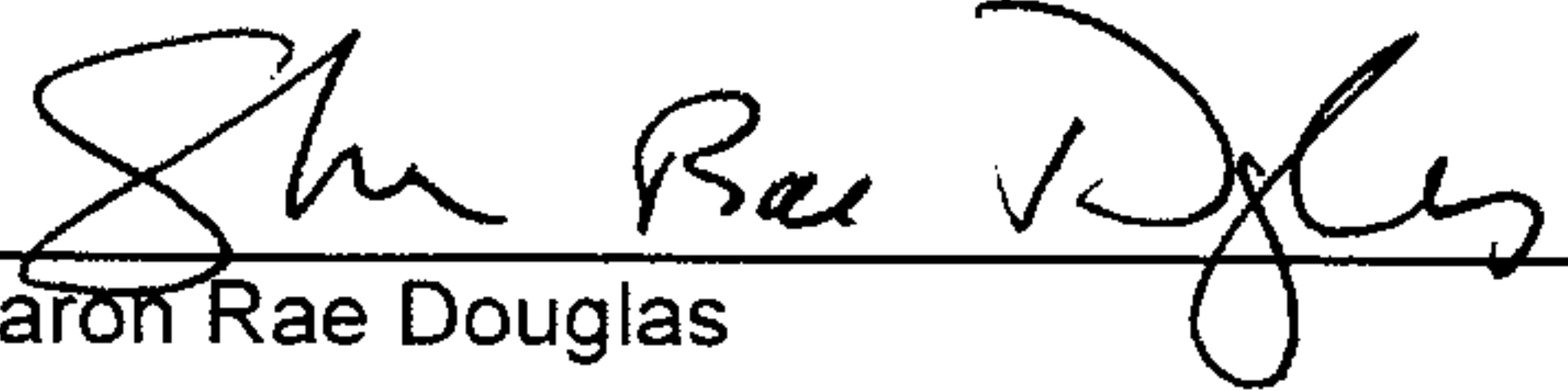
\$117,645.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

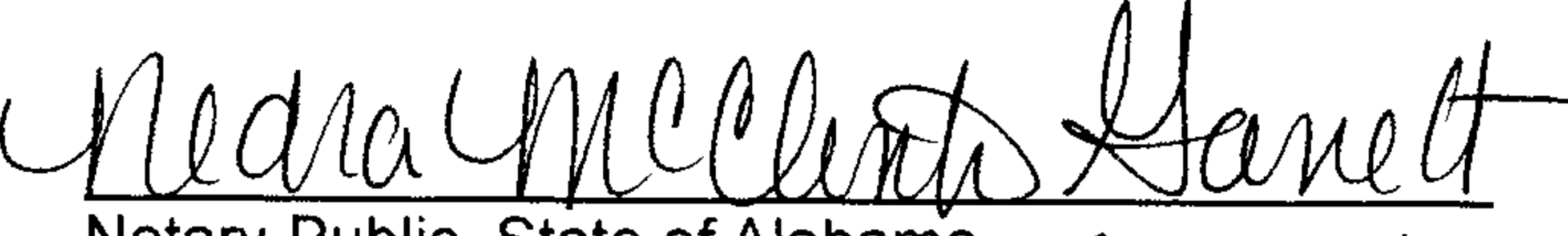
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 21 day of June, 2021.

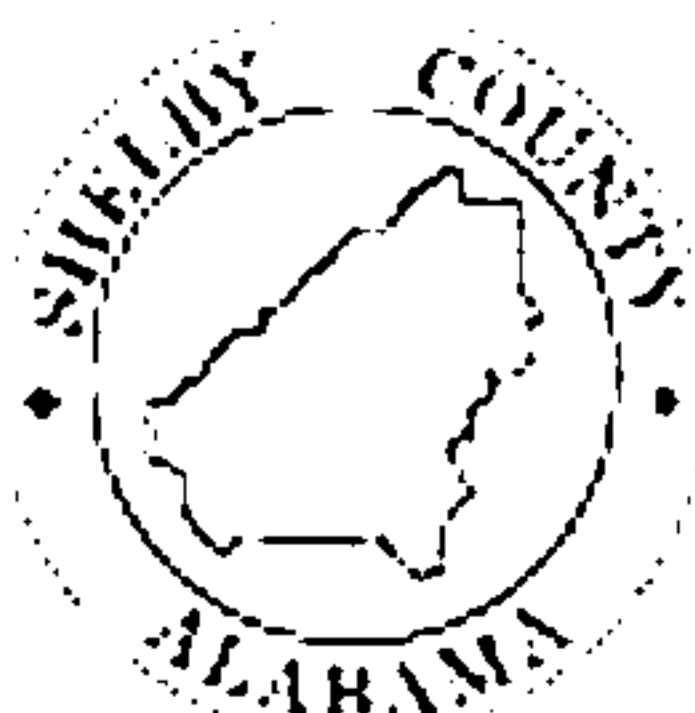
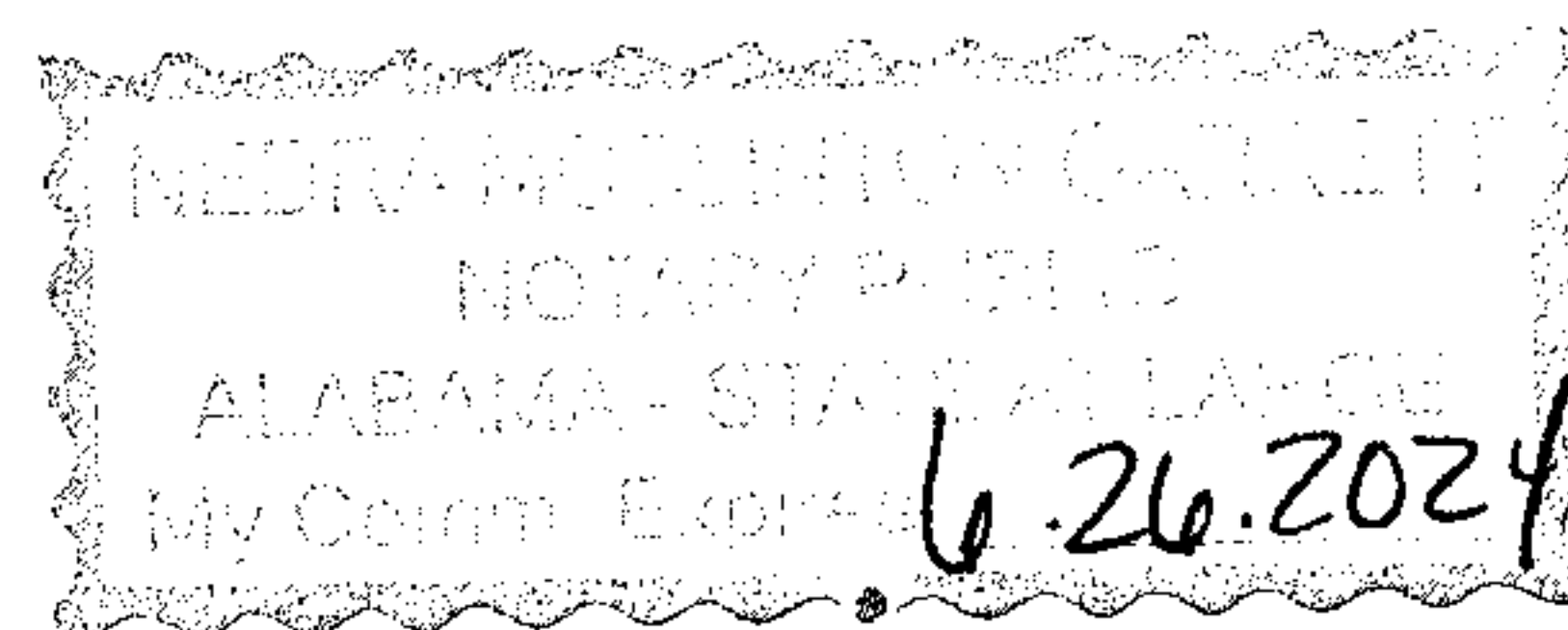

Andy Douglas


Sharon Rae Douglas

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Andy Douglas and Sharon Rae Douglas, 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 21st day of June, 2021.


Notary Public, State of Alabama
Nedra McClinton Garrett
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
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\$26.00 CHERRY
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