

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

20210713000339720
07/13/2021 11:39:55 AM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

216 Mulberry Ln
Shelby, AL 35143

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of Six Hundred Twenty-Two Thousand Three Hundred and 00/100 (\$622,300.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Gerald Garrett, a married person, in hand paid by the GRANTEE(S), Miranda R. Aldridge and Kerry Shane Aldridge, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

Commence at the SW corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama, and run thence North 88 deg. 00 min. 40 sec, East along the South line of said Section a distance of 1192.67 feet to a point; thence North 0 degrees 37 min, 00 sec. East a distance of 357.76 feet to a point; thence North 89 deg. 23 min, 00 sec, East a distance of 235.37 feet to the point of beginning and being on the North bank of Lay Lake; thence North 18 deg. 10 min. 06 sec. East a distance of 187.99 feet to a point; thence North 30 deg. 34 min. 34 sec. East a distance of 373.97 feet to a point on the Southerly tight-of-way line of a 60 foot wide County Road; thence South 44 deg, 42 min. 54 sec. East along said Southerly right-of-way line a distance of 69.13 feet to the P.C. of a curve to the left having a central angle of 2 deg, 33 min. 26 sec., a radius of 214.00 feet long the chord of said curve South 45 deg. 9 min. 38 sec. East a distance of 9.55 feet to a point; thence South 18 deg, 10 min. 06 sec. West a distance of 585.67 feet to a point on the said North bank of said Lay Lake; thence North 46 deg, 36 min. 00 sec. West along said North bank a distance of

111.24 feet to a point; thence North 49 deg. 17 min. 00 sec. East continuing along said North bank a distance of 53.99 feet to the point of beginning. also known as Lot 4, according to the Survey of Mulberry Landing Estates, as recorded in Map Book 17, Page 109 in the Probate Office of Shelby County, Alabama.

Subject to easements, setbacks, restrictions, covenants, and conditions as shown on recorded plat and as set out in instruments recorded in Real Book 60, Page 991 and 206, Page 65 in the Probate Office of Shelby County, Alabama. Subject to utility easements and rights-of-way of record; subject to Alabama Power Company flood rights. Less and except all minerals and mining rights not owned by Grantors, including those set out in Real Book 60, Page 991, in the Probate Office of Shelby County, Alabama.

NOTE: \$548,250.00 of the purchase price was obtained by a Purchase Money Mortgage.

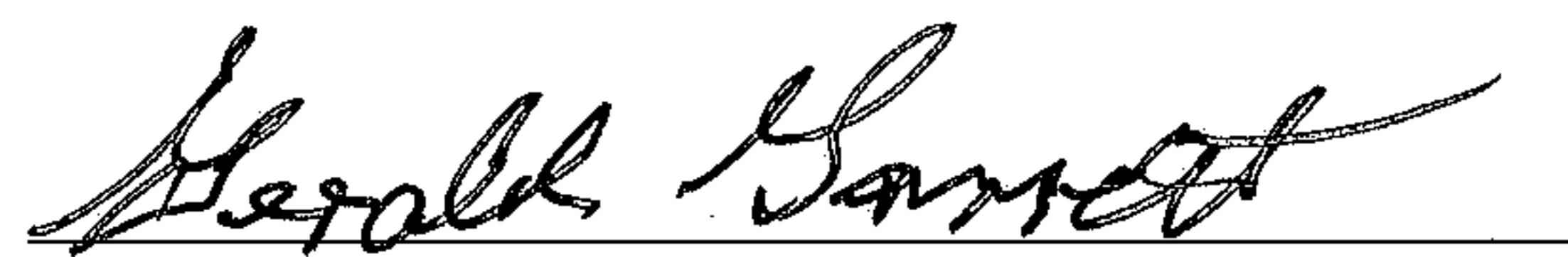
Prior Deed Reference: Book 1995 Page 34230

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 9th day of July, 2021.

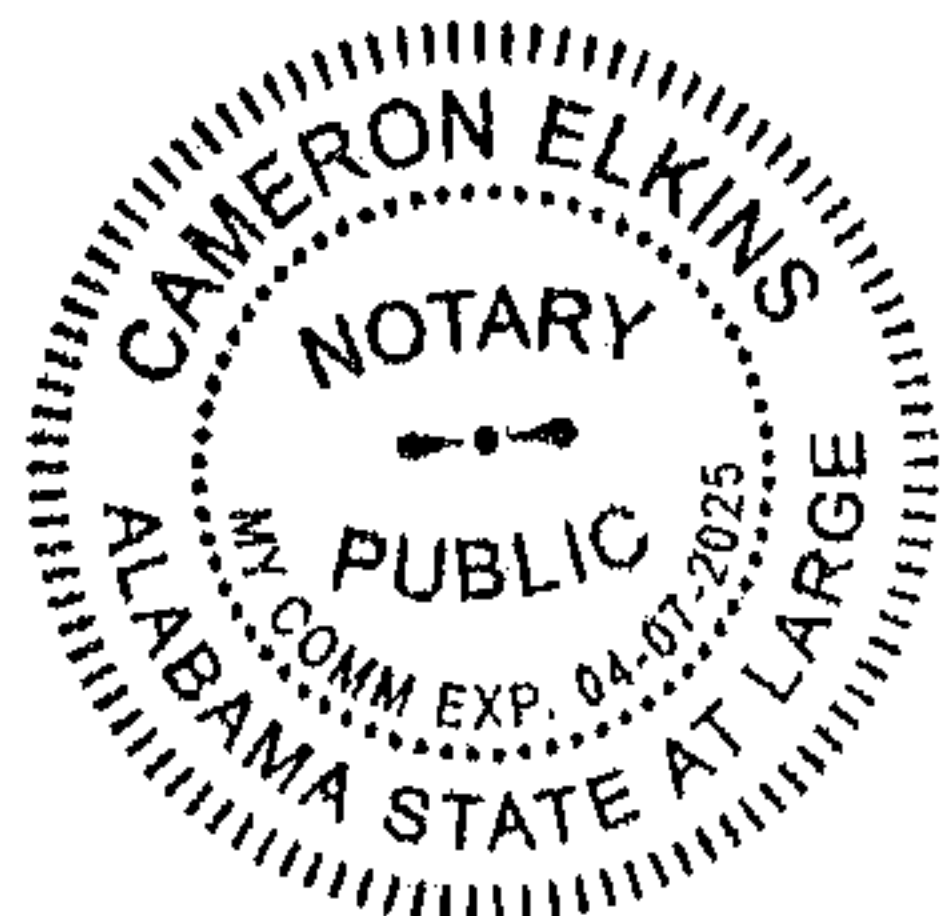

Gerald Garrett

STATE OF ALABAMA)

COUNTY OF CHILTON)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Gerald Garrett** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of July, 2021.



Cameron Elkins

NOTARY PUBLIC

My Commission Expires: 09-07-2023

Address of Grantee:

216 Mulberry Ln
Shelby, AL 35143

Address of Grantor:

81 Valentine Cir
Wilsonville, AL
35186

Property Address:

216 Mulberry Lane
Shelby, AL 35143

Real Value: \$622,300.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2021 11:39:55 AM
\$102.50 CHERRY
20210713000339720

Allen S. Bayl