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07/14/2021 09:54:56 AM
DEEDS 1/2

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

Send Tax Notice To:
Clinton D. Kennedy
April M. Kennedy
12335 Highway 42
Shelby, AL 35143

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 Seventy Five Thousand Dollars and No Cents (\$275,000.00)** 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

Kevin L. Papp and Carrie Ann Papp, husband and wife, whose mailing address is:

12335 Highway 42, Shelby, AL 35143

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

Clinton D. Kennedy and April M. Kennedy, whose mailing address is:

1240 Kensington Blvd, 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: 12335 Highway 42, Shelby, AL 35143 to-wit:

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 8, Township 22 South, Range 1 East; thence run Easterly along the North line thereof for 599.34 feet to the Point of Beginning; thence continue last described course for 156.0 feet; thence 78 degrees 39 minutes right run Southeasterly for 595.75 feet to the north R/W line of Shelby County Highway 42; thence 88 degrees 58 minutes 47 seconds right to chord of a curve concaved left (having a radius of 1206.88 and a central of 7 degrees 15 minutes 48 seconds); thence run Southwesterly along said curve and R/W for 152.89 feet; thence 91 degrees 00 minutes 45 seconds right run Northwesterly for 629.21 feet to the Point of Beginning. According to the survey of Thomas E. Simmons, LS# 12945, dated May 26, 1995. Lying and being situated in Shelby County, Alabama.

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

\$247,500.00 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 9th day of July, 2021.



Kevin L. Papp

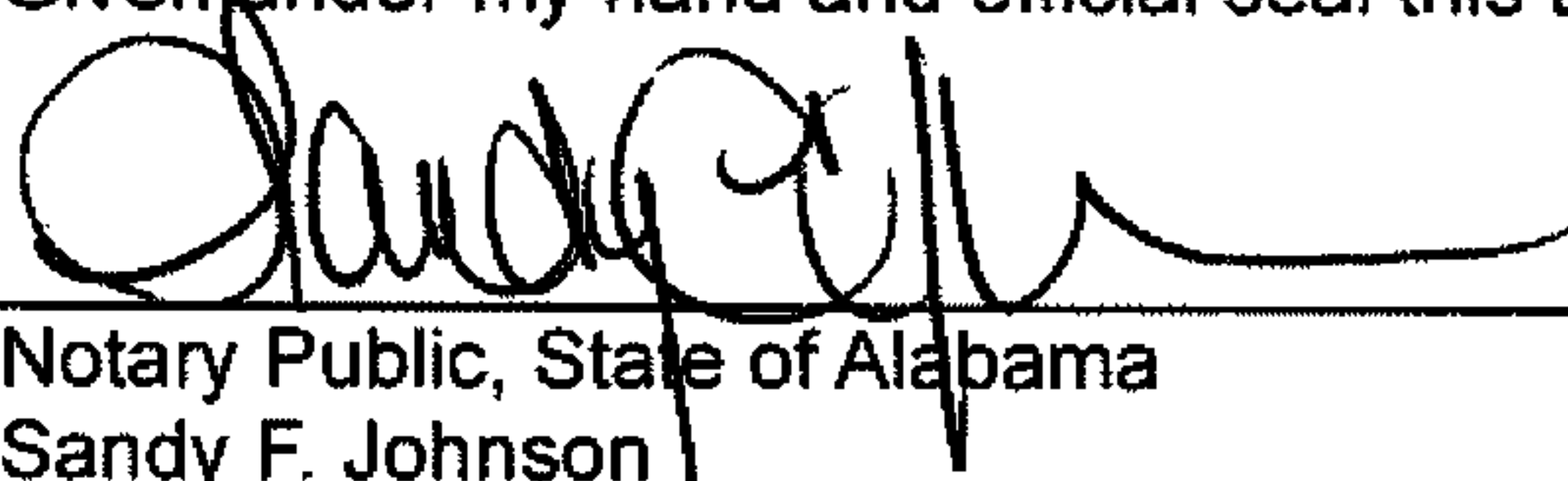


Carrie Ann Papp

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin L. Papp and Carrie Ann Papp, 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 9th day of July, 2021.

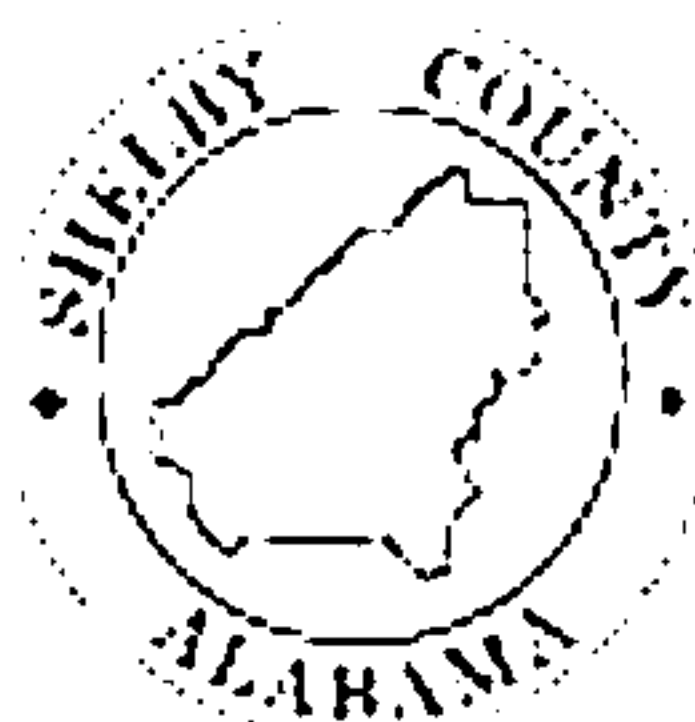
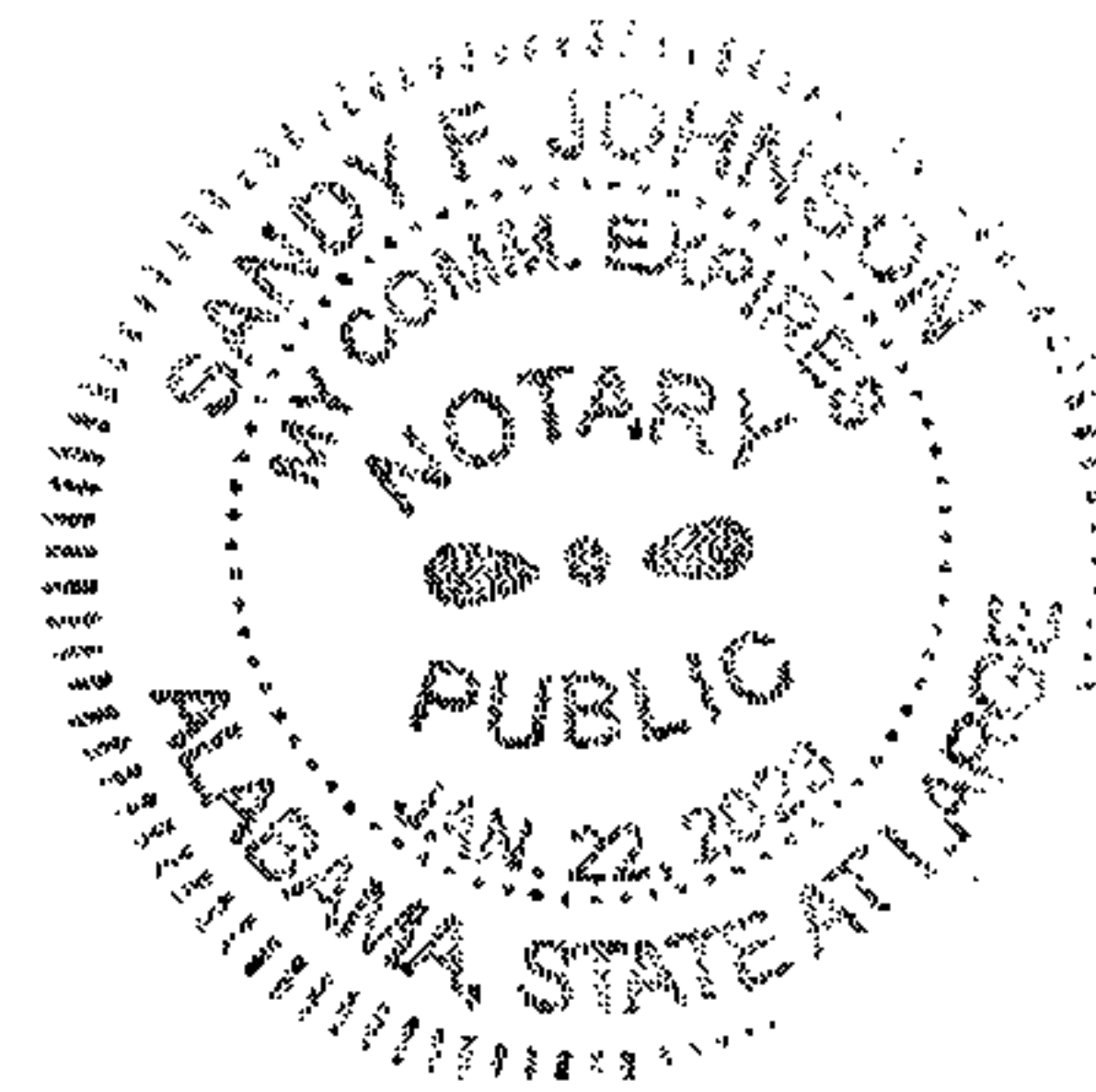


Notary Public, State of Alabama

Sandy F. Johnson

Printed Name of Notary

My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/14/2021 09:54:56 AM
\$52.50 JOANN
20210714000341630

Allie S. Bayl