

Send tax notice to: Kenneth W. Massey 1488 Arabian Rd., Columbiana, AL 35051

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al. 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Six hundred five thousand and no/100 (\$605,000.00) Dollars, 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

Nancy Elizabeth Rice, as Personal Representative of the Estate of Elmer Eugene Hahn, deceased, Probate Case No. 2021-195, Talladega County, Alabama, whose mailing address is: 1770 Coleman Bridge Rd Sylacauga herein referred to as grantor, (whether one or more), grant, bargain, sell and convey unto AL, 35050

Kenneth W. Massey and Fran S. Massey whose mailing address is:
1488 Arabian Rd., Columbiana, AL 35051

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real estate, situated in Shelby County, Alabama, the address of which is: 335 Arabian Road, Columbiana, Al. 35051 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.

\$484,000 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

Jean C. Hahn, Co-Grantee in the deed recorded in Book 260, Page 194; Book 295, Page 55 and Inst. 20100726000237640 is deceased, having died on April 26, 2018.

Elmer Hahn, Elmer E. Hahn and Elmer Eugene Hahn are one and the same person.

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 we have hereunto set our hands(s) and seal(s) this 1st day of September, 2021.

Nancy Elizabeth Rice (Seal)
NANCY ELIZABETH RICE, PERSONAL REPRESENTATIVE
OF THE ESTATE OF ELMER EUGENE HAHN, DECEASED
PROBATE CASE NO. 2021-195 TALLADEGA CO., ALABAMA

State of ALABAMA
County of JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Elizabeth Rice, Personal Representative of the Estate of Elmer Eugene Hahn, deceased Probate Case No. 2021-195, Talladega Co, Al., whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she in her capacity as Personal Representative of the Estate of Elmer Eugene Hahn executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of September, 2021.

My commission expires:

David Newman
NOTARY PUBLIC

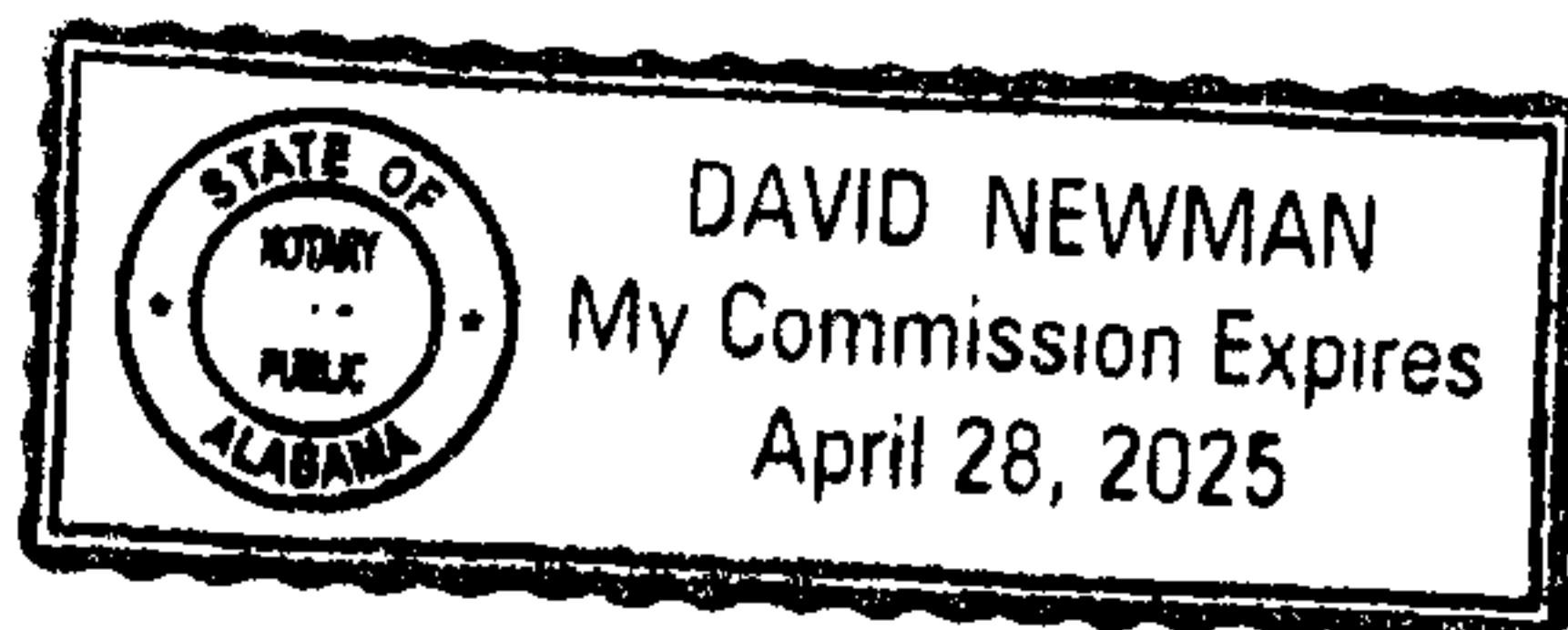


EXHIBIT "A"

LEGAL DESCRIPTION

File No.: 21-3942

The SW1/4 of SW1/4, Section 11, Township 21 South, Range 2 West.

AND

Commence at the northeast corner of NE 1/4 of SW 1/4 of Section 11, Township 21 South, Range 2 West, thence south along the east line of said NE 1/4 of SW 1/4 to the Southeast corner thereof; thence 58 deg. 56 min. to the right in a southwesterly direction a distance of 514.3 feet, more or less to the center of the Green Valley Road as shown by right-of-way map recorded in Map Book 3, Page 8 in the Probate Office of Shelby County, Alabama, the same being the point of beginning of the land herein conveyed; thence turn an angle to the left and run in a southerly direction along the center of said road 970.7 feet to the south line of the SE 1/4 of SW 1/4 of said Section 11, thence west along the south line of said SE 1/4 of SW 1/4 a distance of 767.0 feet to the southwest corner of said 1/4-1/4 section; thence north along the west line of SE 1/4 of SW 1/4 to the northwest corner thereof; thence 67 deg. 35 min. to the right a distance of 626.0 feet; thence 43 deg. 43 min. to the left a distance of 100.0 feet, more or less, to a point in the center of said Green Valley Road as shown by said map; thence turn an angle to the right and run southerly along the center of said Green Valley Road to the point of beginning. There is excepted herefrom the right of way for the Green Valley Road as shown by said right-of-way map recorded in Map Book 3, Page 8 in said Probate Office. It is the intention to convey to the grantee all land in the E 1/2 of SW 1/4 of said Section 11, Township 21 South, Range 2 West which grantors own lying west of the Green Valley Road as shown by right-of-way map recorded in Map Book 3, Page 8 in the Probate Office of Shelby County, Alabama.

Less and Except that portion conveyed to James Lamar Layfield and Rebecca Jean Layfield, by deed recorded in Deed Book 318, Page 740, being more particularly described as follows:

A portion of the SE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 2 West, described as follows: Begin at the NW corner of the SE 1/4 of the SW 1/4 of Section 11, Township 21 South, Range 2 West and run Southerly along the West side of said Quarter-Quarter Section for 988.86 feet; thence turn an angle of 90 degrees 00 minutes to the left and run Easterly for 599.56 feet to an iron pin marking the point of beginning; turn an angle of 80 degrees 07 minutes 58 seconds to the left and run Northeasterly for 55.68 feet to an iron pin; thence turn an angle of 73 degrees 29 minutes 29 seconds to the right and run Northeasterly for 236.03 feet to an iron on the West side of a gravel road known as Green Valley Road; thence turn an angle of 106 degrees 11 minutes 11 seconds to the right and run Southwesterly for 87.11 feet to an iron on the West side of the said Green Valley Road (said point being also on the North side of a private gravel access road to the Hahn residence); thence turn an angle of 80 degrees 19 minutes 06 seconds to the right and run Westerly for 74.13 feet to an iron on the North side of said private access road; thence turn an angle of 12 degrees 08 minutes 52 seconds to the left and run Southwesterly for 96.08 feet to an iron on the North side of said private drive; thence turn an angle of 33 degrees 53 minutes 37 seconds to the right and run Northwesterly for 66.18 feet back to the point of beginning (said point being on the North side of the said private drive).

AND

A parcel of land situated in the NW 1/4 of Section 14. Township 21 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows;

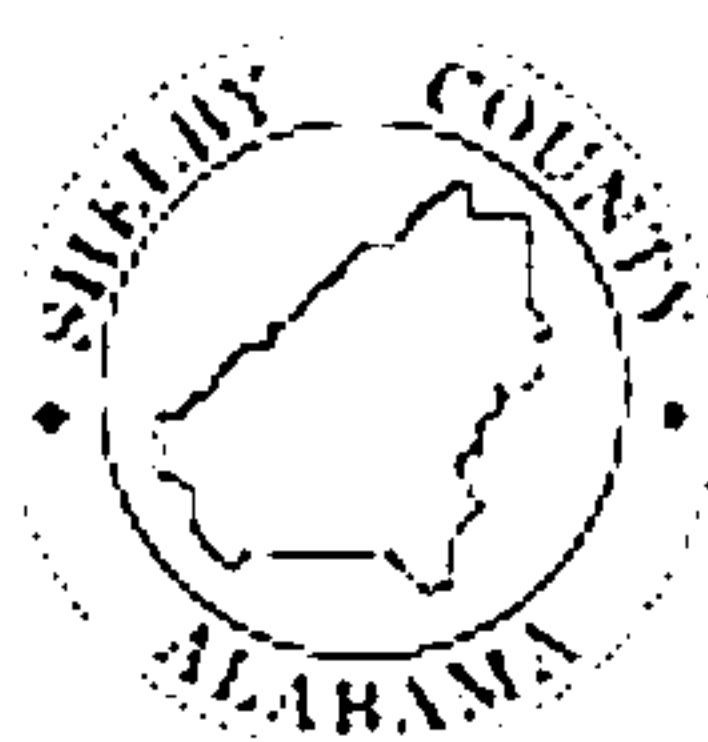
Commence at the SW corner of the NW 1/4 of the NW 1/4, of above said section; thence North 02 degrees 10 minutes 23 seconds West, a distance of 453.52 feet to the POINT OF BEGINNING; thence North 02 degrees 03 minutes 57 seconds West, a distance of 268.83 feet; thence North 02 degrees 04 minutes 31 seconds West, a distance of 608.34 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 1299.31 feet; thence South 02 degrees 07 minutes 40 seconds East, a distance of 575.65 feet; thence South 70 degrees 58 minutes 26 seconds West, a distance of 433.05 feet; thence North 89 degrees 55 minutes 12 seconds West, a distance of 380.23 feet; thence South 02 degrees 09 minutes 18 seconds East, a distance of 140.51 feet; thence South 87 degrees 54 minutes 15 seconds West a distance of 504.96 feet to the POINT OF BEGINNING.

Also and including an ingress/egress easement being more particularly described as follows:

Commence at the SW corner of the NW 1/4 of the NW 1/4 of above said section; thence North 02 degrees 10 minutes 23 seconds West, a distance of 453.52 feet, thence North 02 degrees 03 minutes 57

seconds West, a distance of 268.83 feet; thence North 02 degrees 04 minutes 31 seconds West, a distance of 608.34 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 1299.31 feet; thence South 02 degrees 07 minutes 40 seconds East, a distance of 575.65 feet; thence South 79 degrees 58 minutes 26 seconds West a distance of 433.5 feet to the POINT OF BEGINNING OF SAID EASEMENT; thence South 13 degrees 47 minutes 21 seconds East, a distance of 146.98 feet; thence South 04 degrees 32 minutes 29 seconds West, a distance of 28.12 feet; thence South 15 degrees 19 minutes 35 seconds West, a distance of 57.29 feet; thence South 01 egress 12 minutes 52 seconds West, a distance of 59.14 feet; thence South 17 degrees 05 minutes 25 seconds West, a distance of 349.29 feet; thence North 75 degrees 57 minutes 04 seconds West, a distance of 25.75 feet; thence North 18 degrees 16 minutes 18 seconds East, a distance of 343.16 feet; thence North 01 degrees 12 minutes 52 seconds East, a distance of 63.81 feet; thence North 15 15 degrees 19 minutes 35 seconds East a distance of 57.88 feet; thence North 04 degrees 32 minutes 29 seconds East, a distance of 12.61 feet thence North 51 degrees 06 minutes 05 seconds West, a distance of 246.82 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 31.91 feet; thence South 51 degrees 06 minutes 05 seconds East, a distance of 201.11 feet; thence North 13 degrees 47 minutes 21 seconds West, a distance of 129.85 feet; thence South 89 degrees 55 minutes 12 seconds East, a distance of 20.60 feet to the POINT OF BEGINNING OF SAID EASEMENT.

According to the survey of Rodney Y. Shiflett, AL Reg #21784



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/07/2021 10:39:48 AM
\$152.00 CHERRY
20210907000434790

Allie S. Bayl