

Send Tax Notice to:

430 Selma Rd
Montevallo AL 35115

20210910000441640
09/10/2021 09:12:54 AM
DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Sixty-two Thousand Six Hundred Eighty-five and 00/100s Dollars (262,685.00.00)**, 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 where is acknowledged. I or we, **Theodore William Metz, a married man** (herein referred to as grantor, whether one or more) whose mailing address is 230 COUNTRY RIDGE Rd MONTEVALLO AL 35115 grant, bargain, sell and convey unto, **Shane Patrick Kelly and Leigh Elise Allison** herein referred to as grantees) whose mailing address is 430 Selma Rd Montevallo AL 35115 for and during their joint lives as joint tenants 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, having an address: **430 Selma Road, Montevallo, AL 35115** to wit:

A lot in the town of Montevallo, Alabama, being a part of the NE¼ of NE¼ of Section 4, Township 24 North, Range 12 East, which said lot fronts on the east side of Montevallo-Selma Road (Selma Street) a distance of 72 feet and runs back east a distance of 160 feet to the east line of Section 4 Township 24 North Range 12 East and is bounded on the north by McContha lot and on the south by lot of J.N. Baker..

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$210,148.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

This does not constitute the homestead property of the Grantor or his spouse.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this the 8 day of Sept, 2021

Theodore William Metz
Theodore William Metz

STATE OF Alabama

Shelby COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Theodore William Metz** 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 this conveyance, they executed the same voluntarily and with full authority.

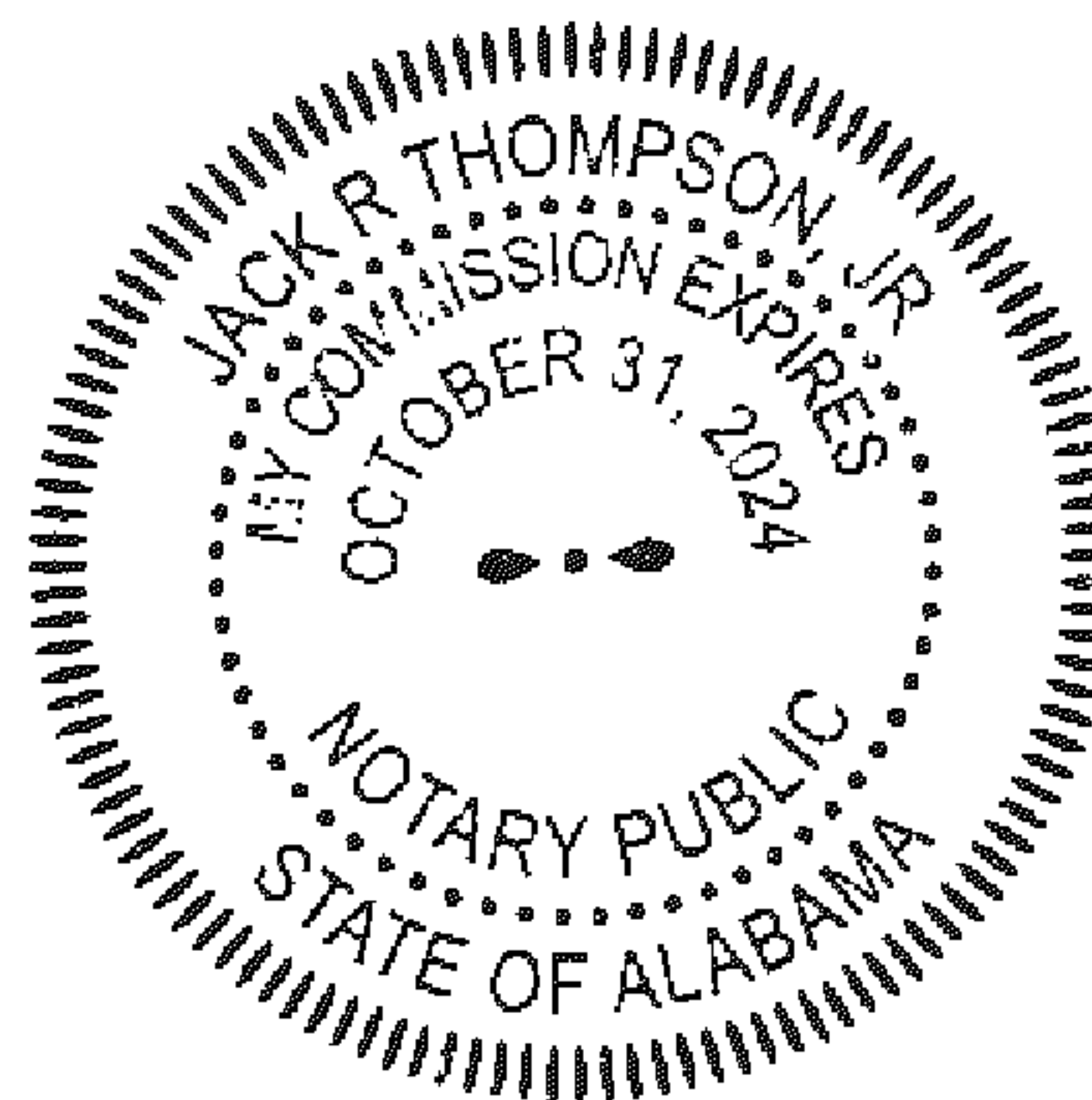
WITNESS my hand and official seal in the county and state aforesaid this the 8th day of Sept, 2021

My Commission Expires: 10/31/2024

Jack R. Thompson, Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB2638



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/10/2021 09:12:54 AM
\$78.00 JOANN
20210910000441640

Allie S. Bayl