



20210916000451480 1/2 \$114.50  
Shelby Cnty Judge of Probate, AL  
09/16/2021 09:02:27 AM FILED/CERT

This Instrument Was Prepared By:  
Jeffrey G. Hester, Esq.  
The Law Office of Jeffrey G. Hester  
2163 Pelham Parkway, Suite 211  
Pelham, Alabama 35124

Send Tax Notice To:  
John R. and Suzan M. Sample  
1315 Highway 35  
Pelham, Alabama 35124

**WARRANTY DEED**  
**Joint Tenancy with Right of Survivorship**

STATE OF ALABAMA            }  
COUNTY OF SHELBY         }

**WHEREAS** the GRANTOR herein, John R. Sample, a married man, was Co-Grantee with his mother, Jeannette Sample, of that certain "Warranty Deed, Jointly for Life With Remainder to Survivor," recorded in the Probate Judge's Office of Shelby County, Alabama, on December 16, 2002, at Instrument Number 20021216000626170; and

**WHEREAS** the said Jeannette Sample departed this life on December 12, 2017; and

**WHEREAS** the Death Certificate for the said Jeannette Sample, State File Number 101-2017-47335, was recorded in the Probate Judge's Office of Shelby County, Alabama, on August 25, 2021, at Instrument Number 20210825000414790; and

**WHEREAS**, as a consequence of the foregoing and by operation of law, the said John R. Sample, as survivor of his Co-Grantee, is vested with the fee simple interest in the real property described hereinbelow.

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of Ten Dollars and 00/100 (\$10.00), to the undersigned **GRANTOR** in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, I, John R. Sample, a married man, (hereinafter known as **GRANTOR**) do hereby bargain, grant, sell and convey unto John R. Sample and his wife, Suzan Marie Sample (hereinafter referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

**From the Northwest corner of the South half of the SE ¼ of NW ¼ of Section 18, Township 20 South, Range 2 West, run South along the West boundary line of the said South half of the SE ¼ of the NW ¼, Sec. 18, T-20-S, R-2-W for 280.0 feet to the point of beginning of the land herein described and conveyed; thence turn an angle of 90 deg. 01-3/4 min. to the left and run Easterly 135.94 feet, more or less, to a point on the West right of way line of the Fungo Road; thence turn an angle of 102 deg. 38 min. to the right and run Southwesterly along the West R.O.W. line of the Fungo Road for 40.0 feet; thence turn an angle of 94 deg. 28 min. to the right and run Northwesterly 133.13 feet, more or less, to the point of beginning.**

**This land being a part of the South half of the SE ¼ of the NW ¼ of Section 18, Township 20 South, Range 2 West, and being 0.061 acres, more or less.**

**From the Northwest corner of the South half of the SE SE ¼ of the NW ¼ of Section 18, Township 20 South, Range 2 West, run South along the West boundary line of the said South half of the SE ¼ of the NW ¼, of Sec. 18, T-20-S, R-2-W, for 180.0 feet to the point of beginning of the land herein described and conveyed; thence continue South along the West boundary line of the S ½ of the SE ¼ of the NW ¼ of Sec. 18, T-20-S, R-2-W, for 100.0 feet; thence turn an angle of 90 deg. 01-3/4 min. to the left and run Easterly 135.94 feet, more or less, to a point on the West right of way line of the Fungo Road; thence turn an angle of 77 deg. 22 min. to the left and run Northeasterly along the West R.O.W. line of the Fungo Road for 102.53 feet; thence turn an angle of 102 deg. 38 min. to the left and run Westerly 158.62 feet, more or less, to the point of beginning.**

**This land being a part of the South half of the SE ¼ of the NW ¼ of Section 18, Township 20 South, Range 2 West, and being 0.337 acres, more or less.**

**Situated in Shelby County, Alabama.**

This deed was prepared without the benefit of a title search, survey, title abstract, or title examination and the legal description herein was provided by the Grantor and was taken from that certain instrument, titled "Warranty Deed, Jointly for Life With Remainder to



Survivor," recorded in the Probate Judge's Office of Shelby County, Alabama, on December 16, 2002, at Instrument Number 20021216000626170.

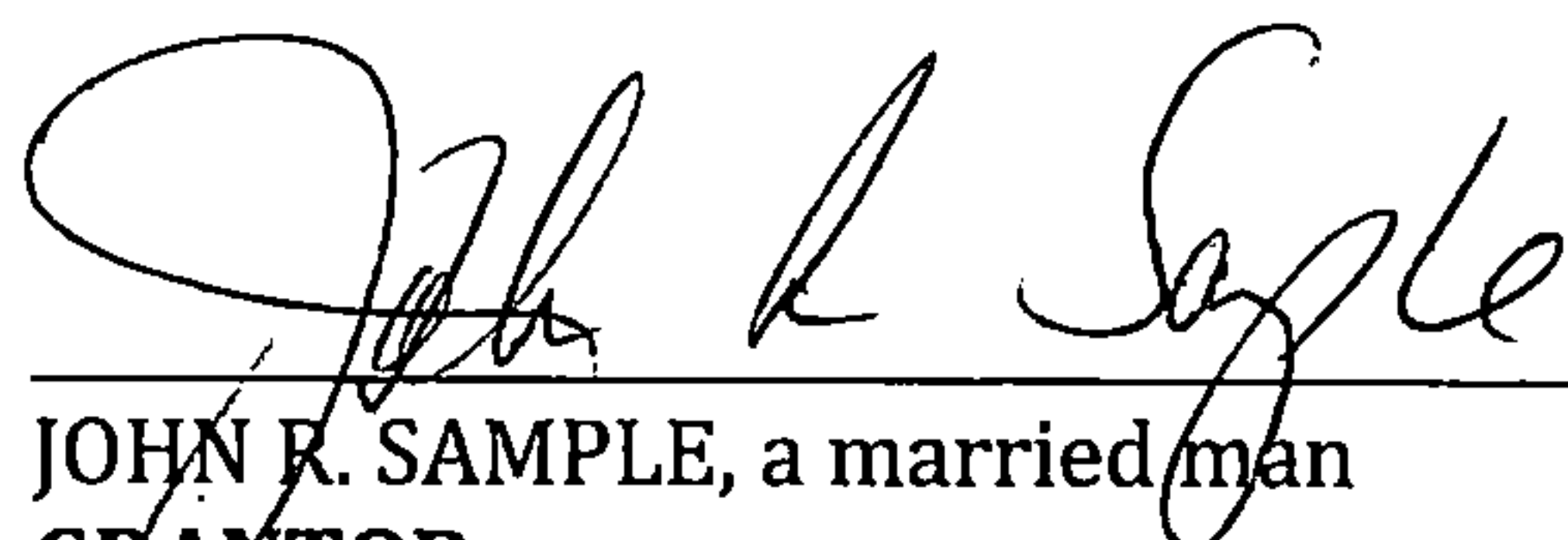
Subject to any and all easements, rights of way and restrictions of record.

Subject to applicable zoning and subdivision regulations, if any.

**TO HAVE AND TO HOLD** to the said **GRANTEES** for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, that I have a good right to sell and convey the same as aforesaid; and that I will and my successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons; however, any matter, condition or limitation set out hereinabove is excepted from any warranty.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, on this the 15<sup>th</sup> day of September, 2021.

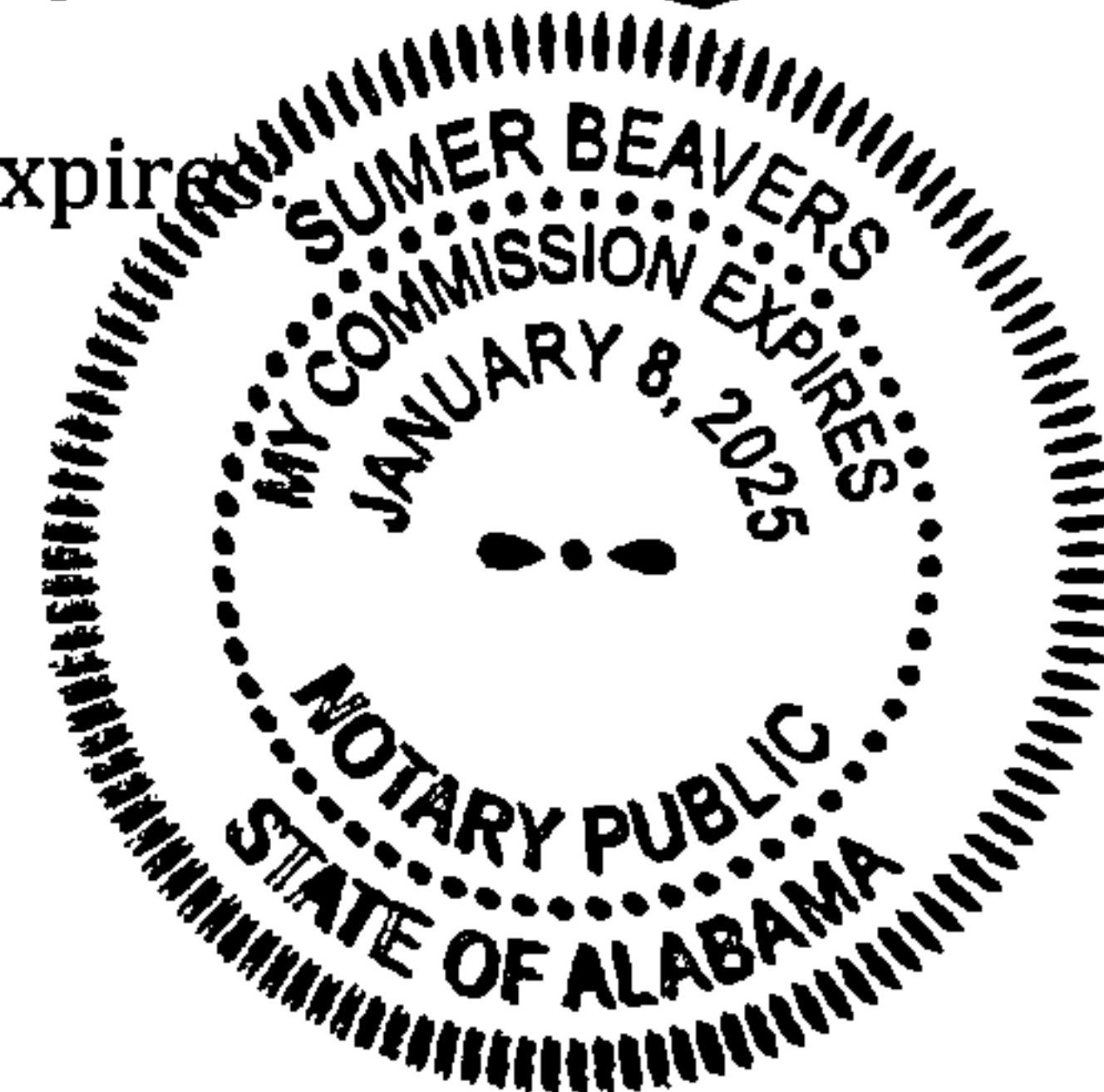
  
\_\_\_\_\_  
JOHN R. SAMPLE, a married man  
GRANTOR

STATE OF ALABAMA        }  
COUNTY OF SHELBY       }

I, the undersigned, a Notary Public in and for said State and County, do hereby certify that JOHN R. SAMPLE, a married man, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me on this day, that being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 15<sup>th</sup> day of September, 2021.

  
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires



PROPERTY ADDRESS:  
1315 Hwy. 35  
Pelham, AL. 35124

MARKET VALUE:  
\$178,140  
1/2 INTEREST  
\$ 89,070