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10/13/2021 03:45:30 PM
DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Matthew Sheets
Jessica Sheets
104 Hunset Mill Lane
Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Seven Hundred Fifty Five Thousand Dollars and No Cents (\$755,000.00) 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

Christopher D. Leist and Stefanie W. Leist, whose mailing address is:

1770 Russell Rd Bolivar TN 38008

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

Matthew Sheets and Jessica Sheets, whose mailing address is:

104 Hunset Mill Lane, Pelham, AL 35124

(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: 104 Hunset Mill Lane, Pelham, AL 35124 to-wit:

Parcel One:

Lot 14, according to the Survey of Weatherly Subdivision, as recorded in Map Book 13, page 1 A & B, in the office of the judge of Probate of Shelby County, Alabama, being situated in Shelby County Alabama.

Parcel Two:

Beginning at a found old axle corner that represents the true and accepted Southeast corner or the Northeast Quarter of the Southeast Quarter of Section 20, Township 20 South, Range 2 West, Shelby County, Alabama, and run thence North 03 degrees 14 minutes 00 seconds West along the East line of said Quarter-Quarter Section a distance of 691.50 feet to a set capped rebar corner; thence run North 90 degrees 00 minutes 00 seconds West a distance of 556.68 feet to a set capped rebar corner; thence run South 09 degrees 30 minutes 06 seconds West a distance of 700.00 feet to a set capped rebar corner on the South line of said quarter-quarter section; thence run South 90 degrees 00 minutes 00 seconds East along said Quarter-quarter section line a distance of 711.24 feet to the point of beginning.

Together with a sixty-foot wide easement for ingress, egress, and the installation of all requires utility lines, poles, wires, or pipes, the centerline of which is described as follows:

Beginning at a found old axle corner that represents the true and accepted southeast corner of the northwest corner of the Southeast Quarter of section 20, Township 20 South, Range 2 West, Shelby County Alabama and run thence North 03 Degrees 14 minutes 00 seconds West along the East line of said Quarter-Quarter Section a distance of 691.50 feet to a set capped rebar corner; thence run North 90 degrees 00 minutes 00 seconds West a distance of 526.68 feet to the point of beginning, on the centerline, of the easement being described; thence run North 11 degrees 39 minutes 29 seconds East a distance of 348.81 feet to a point; thence run North 00 degrees 18 minutes 00 seconds West a distance of 298.37 feet to the intersection of subject centerline of subject easement with the South right of way line Weatherly way, a public road and the North line of the same said Northeast Quarter of the Southeast Quarter of Section 20 Township 20 South, Range 2 West, Shelby County Alabama, and the end of subject easement. Said Easement being thirty feet perpendicular to and on both sides of just

described centerline.

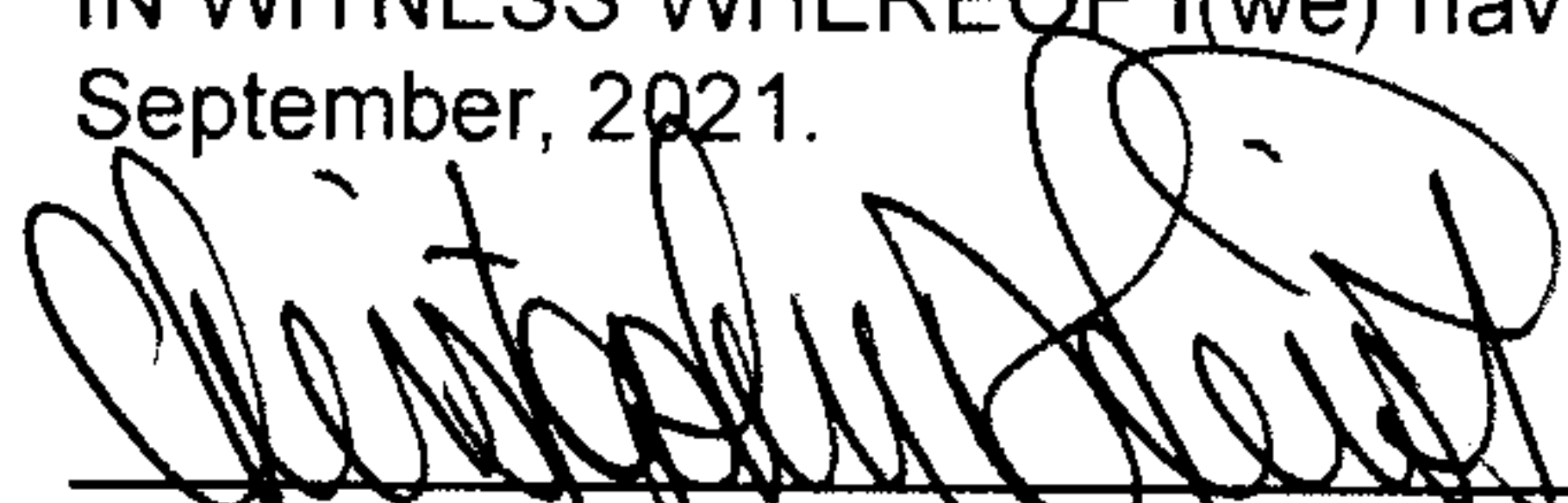
Subject to: All easements, restrictions and rights of way of record.

\$528,500.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

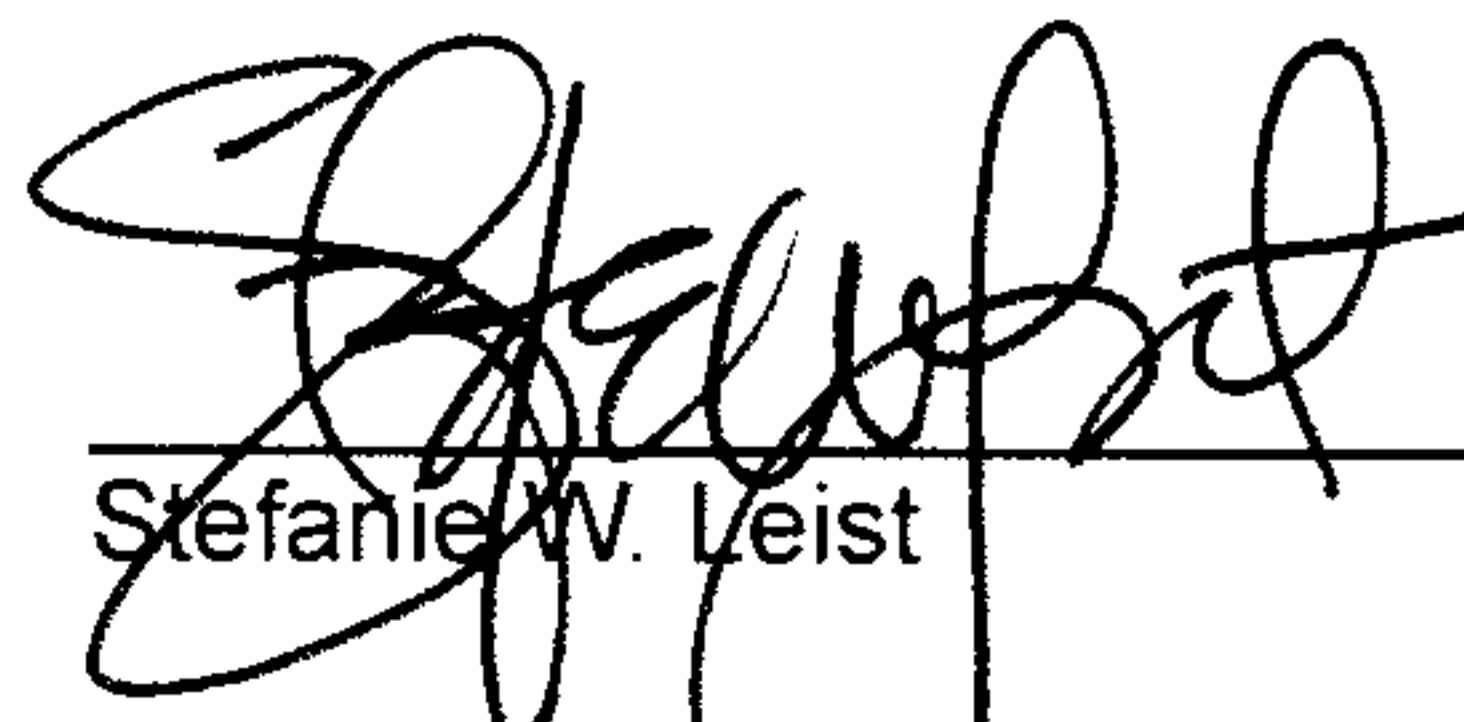
TO HAVE AND TO HOLD unto the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the 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 21 day of September, 2021.



Christopher D. Leist



Stefanie W. Leist

State of Alabama
County of Jefferson

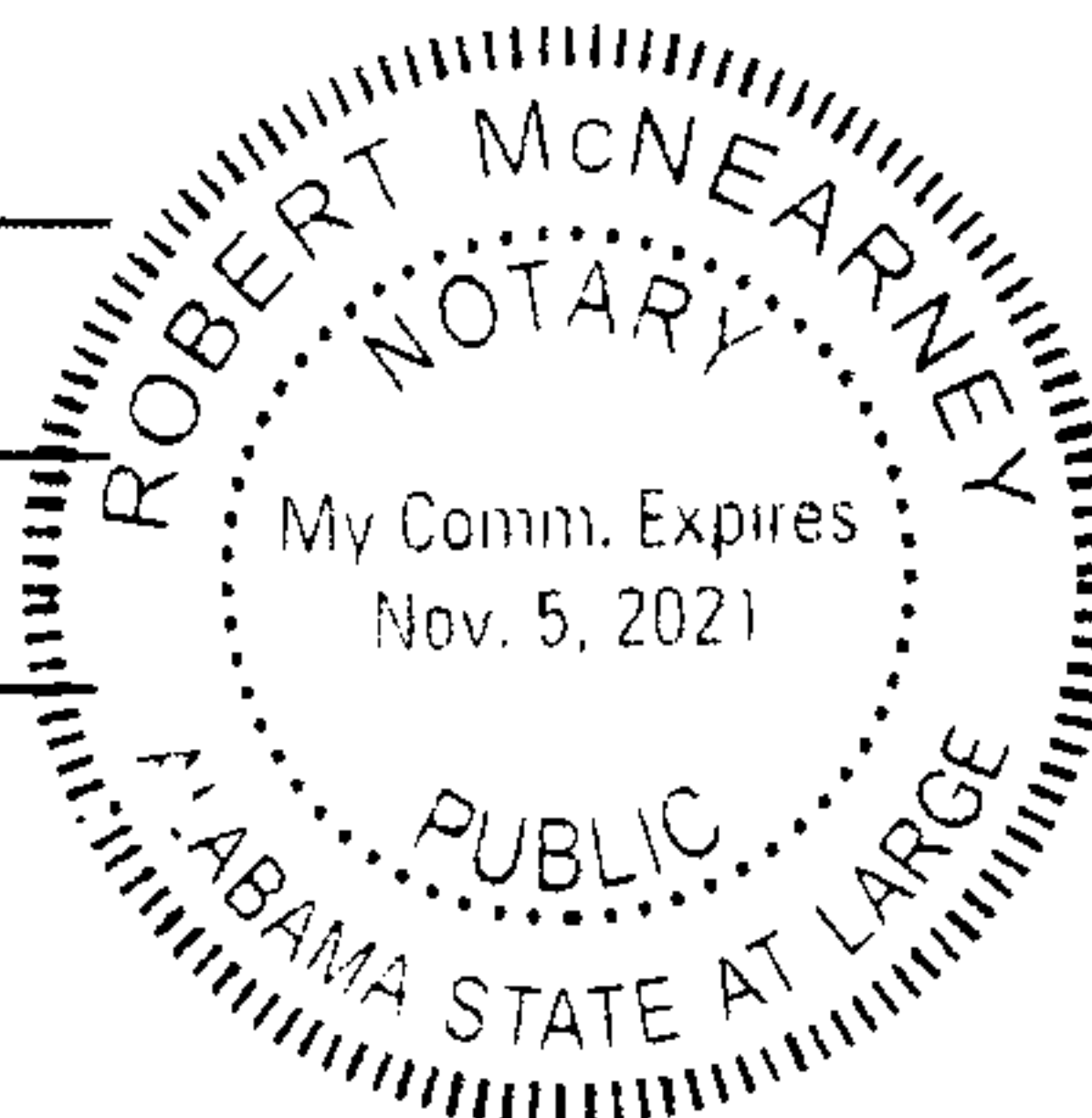
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Christopher D. Leist and Stefanie W. Leist, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.
Given under my hand and official seal this the 21st day of September, 2021.



Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/13/2021 03:45:30 PM
\$254.50 JOANN
20211013000499150

Allen S. Bayl