

Send Tax Notice to:

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10/18/2021 01:03:02 PM
DEEDS 1/2

15 Woodfield Rd
Montevallo, AL 35115

[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 Eighty-five Thousand and 00/100s Dollars (\$285,000.00)**, 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 where is acknowledged. I or we, **Leigh Elise Allison and Shane Patrick Kelly, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 430 SELMA RD, MONTEVALLO, AL 35115 grant, bargain, sell and convey unto, **Jay-El Shepherd and Renee A. Stephens** herein referred to as grantees) whose mailing address is 15 Woodfield 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: **15 Woodfield Rd, Montevallo, AL 35115** to wit:

A parcel of land situated in the SW¼ of the NE¼ of Section 7, Township 22 South, Range 2 West, described as follows:

Commence at the NW corner of the SW¼ of the NE¼ of Section 7 and go South 37°49' East for 39.73 feet; thence South 81°33' East for 136.35 feet; thence South 25°2' East for 370.19 feet to the Point of Beginning; thence South 22°5' East for 259.70 feet to a point on a curve on the North boundary of Woodfield Road, said curve having a central angle of 8°44' a radius of 935.35 feet and subtended by a chord bearing South 58°18' West for 150 feet; thence along this curve 150.14 feet; thence South 53°56' West for 266.51 feet to a point on a curve on the East boundary of Overhill Road, said curve having a central angle of 25°14' a radius of 380.30 feet and subtended by a chord bearing North 37°57' West for 164.62 feet; thence along this curve 167.10 feet; thence North 25°20' West for 164.65 feet; thence North 64°40' East for 462.00 feet to the Point of Beginning.

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.

\$242,250.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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 15 day of OCTOBER, 2021

Leigh Elise Allison
Leigh Elise Allison

Shane Patrick Kelly
Shane Patrick Kelly

STATE OF Alabama

Tetlow COUNTY ss:

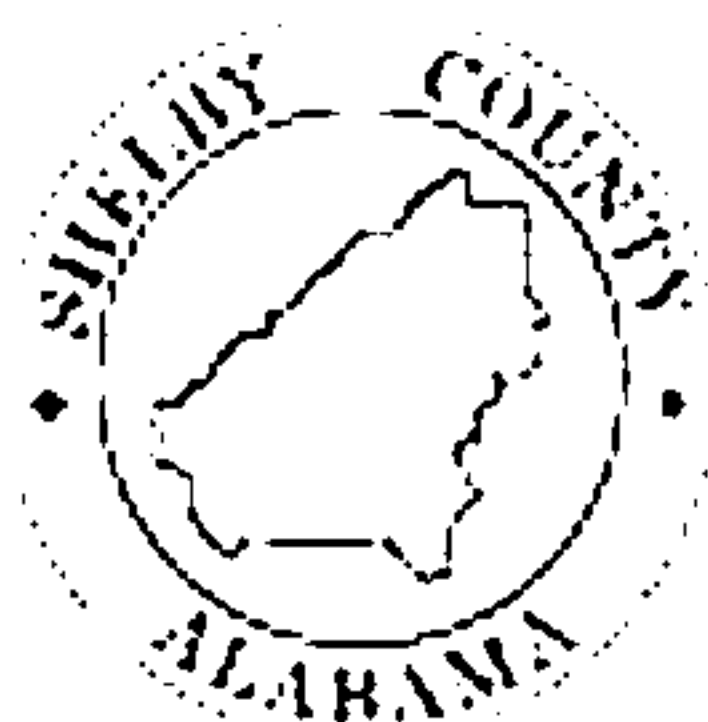
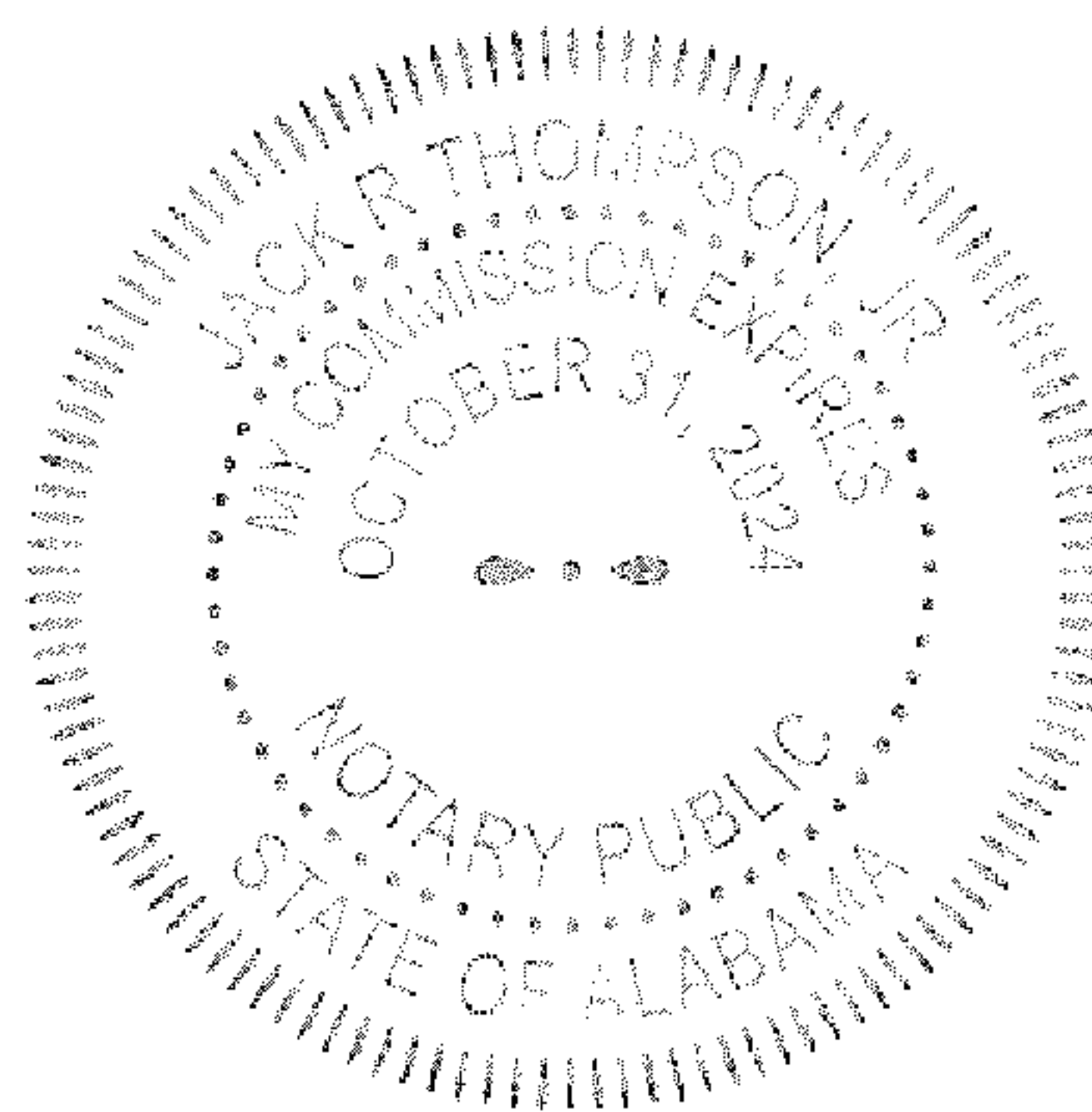
I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Leigh Elise Allison and Shane Patrick Kelly** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents 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 15th day of Oct., 2021

My Commission Expires 10/31/2024
Jack R. Thompson, Jr.
Notary Public

(SEAL)

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
ATB2721



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/18/2021 01:03:02 PM
\$68.00 CHERRY
20211018000505020

Allie S. Bayl