

Send Tax Notice to:

Harvey D. Trull
Pamela Kite Trull
Jacob D. Trull
1925 Highway 95
Helena, AL 35080

20211201000574220
12/01/2021 03:26:22 PM
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 **Five Hundred Thirty Nine Thousand Nine Hundred Dollars and 00/100 Dollars (\$539,900.00)**, 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 of which is acknowledged. I or we, **James T. Giffen and Martha J. Giffen, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 11 Woodshire Cove, Jackson, MS 38305 grant, bargain, sell and convey unto **Harvey D. Trull and Pamela Kite Trull and Jacob D. Trull** (herein referred to as grantees) whose mailing address is 1925 Hwy 95, Helena, AL 35080 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 1925 Highway 95, Helena, AL 35080 to wit:

A parcel of land located in the Southeast One-Quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at the southeast corner of Section 22, Township 20 South, Range 3 West; thence turn an angle to the left from the east line of said Section of 23 degrees 39 minutes 03 seconds and run North 23 degrees 32 minutes West for a distance of 310.60 feet to a point on the west right-of-way line of Shelby County Road No. 95 and the POINT OF BEGINNING of the property being described; said point being situated on a curve to the left, having a central angle of 2 degrees 56 minutes 26 seconds, a radius of 2,825.05 feet, a chord of 144.97 feet and a chord bearing of North 12 degrees 04 minutes 33 seconds West; thence run along the arc of said curve and the Southwesterly right-of-way line of Shelby County Road No. 95 for a distance of 144.99 feet; thence run North 25 degrees 31 minutes 49 seconds West along the Southwesterly right-of-way of Shelby County Road No. 95 for a distance of 50.22 feet to the point of commencement of a curve to the left; said curve having a central angle of 02 degrees 38 minutes 49 seconds, a radius of 2815.05 feet, a chord of 130.03 feet and a chord bearing of North 15 degrees, 52 minutes 10 seconds West; thence run along the arc of said curve and the Southwesterly right-of-way line of Shelby County Road No. 95 for a distance of 130.04 feet; thence run North 65 degrees 55 minutes 28 seconds West for a distance of 37.86 feet; thence run South 65 degrees 23 minutes 26 seconds West for a distance of 49.65 feet; thence run South 65 degrees 23 minutes 26 seconds West for a distance of 164.80 feet; thence run South 1 degree 25 minutes 31 seconds West for a distance of 230.33 feet; thence run South 88 degrees 34 minutes 21 seconds East for a distance of 322.90 feet to the POINT OF BEGINNING.

ALSO:

Proposed Easement for Ingress and Egress as conveyed by Instrument No. 1995-31873, in the Probate Office of Shelby County Alabama and being particularly described as:

A parcel of land located in the Southeast One-Quarter of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama.

Commence at the southeast corner of Section 22, Township 20 South, Range 3 West; thence turn an angle to the left from the east line of said Section of 23 degrees 39 minutes 03 seconds and run North 23 degrees 32 minutes West for a distance of 310.60

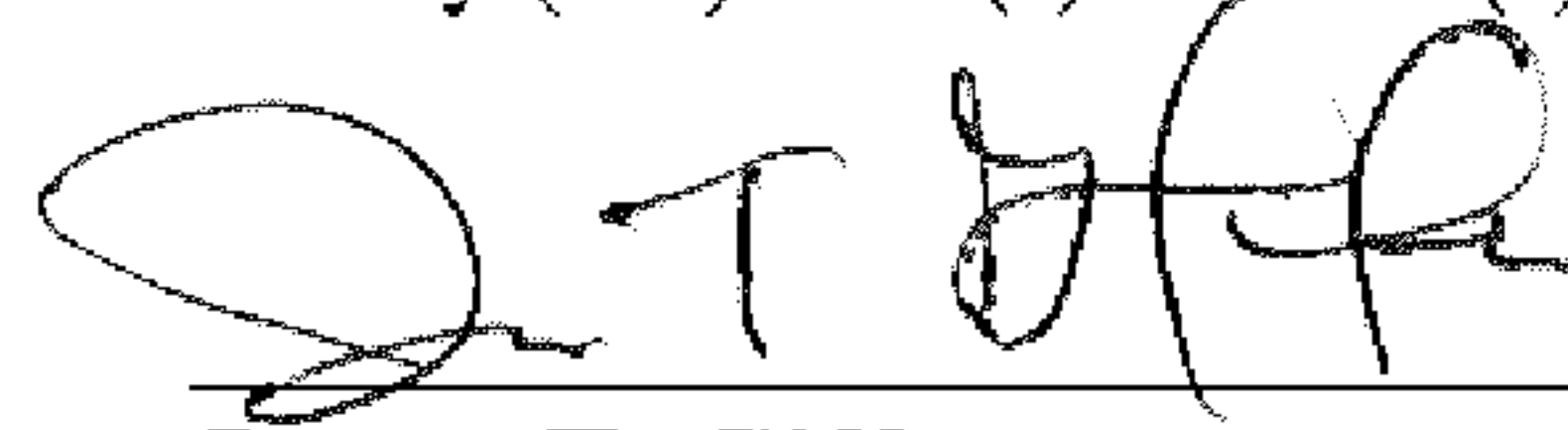
feet to a point on the west right-of-way line of Shelby County Road No. 95; thence run North 88 degrees 34 minutes 21 seconds West for a distance of 322.90 feet; thence run North 1 degree 25 minutes 31 seconds East for a distance of 230.33 feet; thence run North 65 degrees 23 minutes 26 seconds East for 53.24 feet to the Point of Beginning of the centerline of a 20 foot wide easement for ingress and egress; from point of beginning thus obtained run North 1 degree 35 minutes 01 seconds East for a distance of 27.41 feet; thence run North 55 degrees 05 minutes 11 seconds East for a distance of 197.43 feet to a point on the Southwesterly right-of-way line of Shelby County Road No. 95 and the end of said easement.

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.

\$485,910.00 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 30 day of November, 2021



James T. Giffen



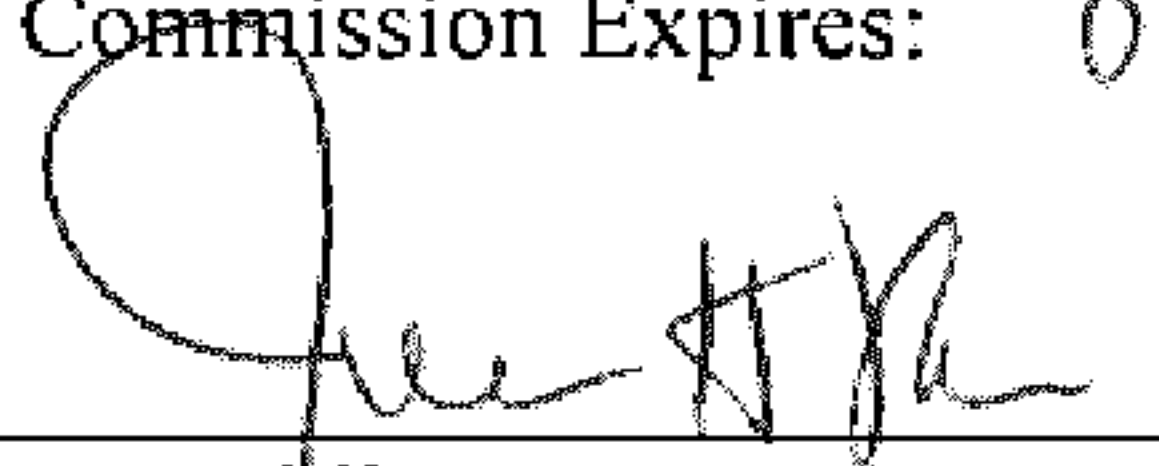
Martha J. Giffen

STATE OF ALABAMA
COUNTY OF SHELBY

I, Jennine A. Poe, a Notary Public in and for said county in said state, hereby certify that **James T. Giffen and Martha J. Giffen** 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, he/she/they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of Nov, 2021

My Commission Expires: 8/28/2024



Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.

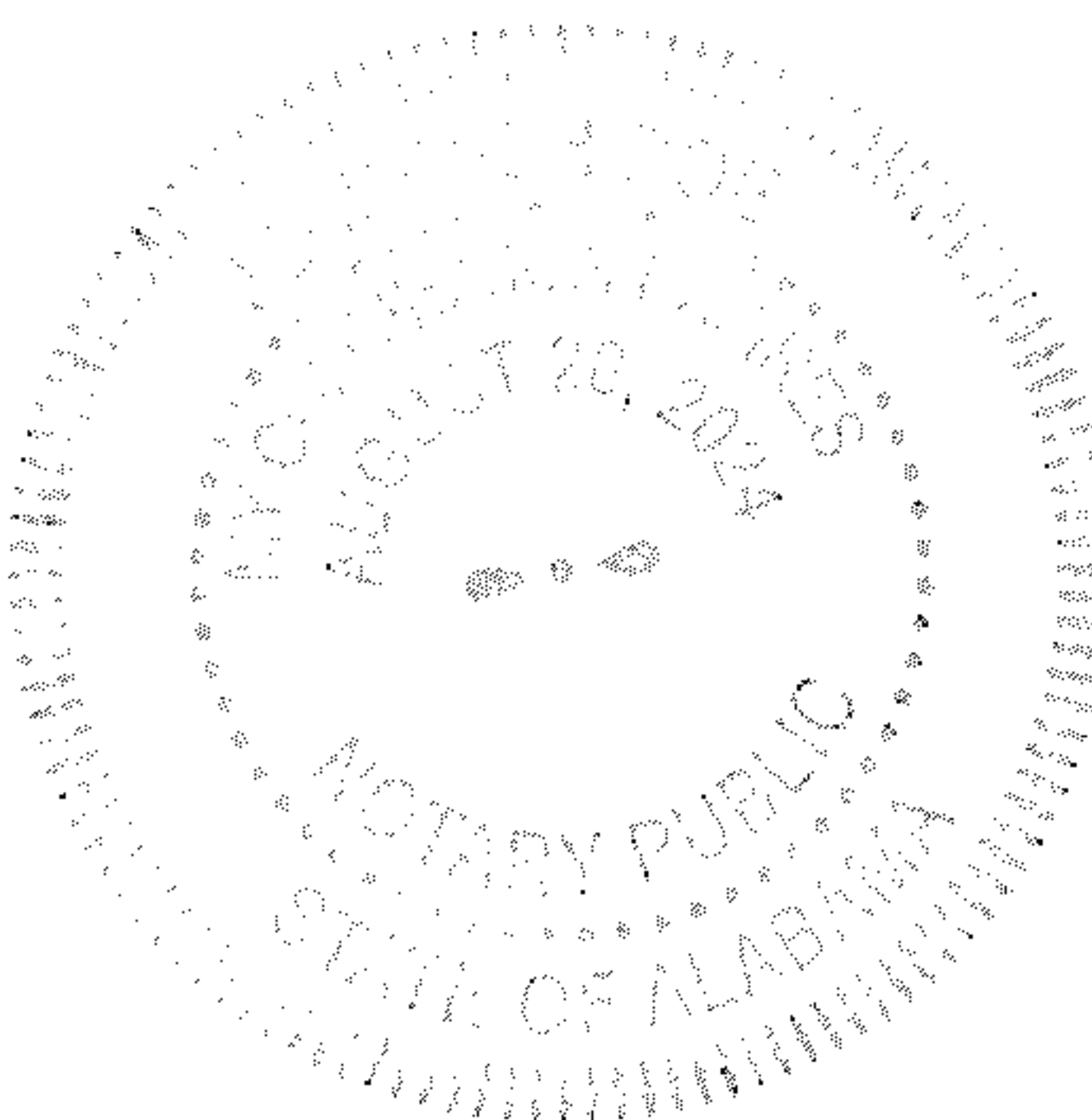
Law Office of Jack R. Thompson, Jr, LLC

416 Yorkshire Drive

Birmingham, AL 35209

(205) 410-7591

File No. ATB2342



Filed and Recorded

Official Public Records

Judge of Probate, Shelby County Alabama, County Clerk

Shelby County, AL

12/01/2021 03:26:22 PM

\$80.00 JOANN

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Allen S. Bayl