

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

Send Tax Notice To:
Michael C. Mathews
Kimberly A. Mathews
127 Weatherly Way
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 **Four Hundred Eighty Thousand Dollars and No Cents (\$480,000.00) 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

Jeffrey Franklin and Rachel Franklin, husband and wife, whose mailing address is:

448 Red Oak Rd, Helena, AL 35080

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

Michael C. Mathews and Kimberly A. Mathews, whose mailing address is:

127 Weatherly Way, 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: 127 Weatherly Way, Pelham, AL 35124 to-wit:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2-WEST; THENCE NORTH 0 DEGREES 49 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 613.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE AND EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 330.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS WEST A DISTANCE OF 462.00 FEET; SOUTH 0 DEGREES 49 MINUTES 08 SECONDS WEST A DISTANCE OF 330.00; THENCE SOUTH 89 DEGREES 10 MINUTES 52 SECONDS EAST A DISTANCE OF 462.00 FEET TO THE POINT OF BEGINNING. ALSO A 20 FOOT INGRESS AND EGRESS DESCRIBED IN DEED BOOK 1995, AT PAGE 05669.

20 FOOT INGRESS AND EGRESS EASEMENT, DESCRIBED AS FOLLOWS: A 20 FOOT INGRESS AND EGRESS EASEMENT SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST, AND LYING 20 FEET TO THE NORTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED SOUTHERLY BOUNDARY:

COMMENCE AT THE SE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 20 SOUTH, RANGE 2 WEST; THENCE NORTH 88 DEG. 24 MIN. 44 SEC. WEST A DISTANCE OF 1308.29 FEET; THENCE NORTH 0 DEG. 11 MIN. 50 SEC. EAST A DISTANCE OF 819.95 FEET TO THE SOUTHEASTERLY MOST CORNER OF A 60 FOOT UNIMPROVED RIGHT OF WAY, AS RECORDED IN MAP BOOK 14 PAGE 73-A IN THE OFFICE OF THE JUDGE OF PROBATE, SHELBY COUNTY, ALABAMA. SAID POINT BEING THE POINT OF BEGINNING OF THE SOUTHERLY BOUNDARY OF A 20 FOOT INGRESS/EGRESS EASEMENT LYING 20 FEET TO THE NORTH OF AND PARALLEL TO SAID SOUTHERLY BOUNDARY; THENCE SOUTH 23 DEG. 27 MIN. 24 SEC. EAST A DISTANCE OF 42.31 FEET, TO A POINT ON A CURVE TO THE LEFT HAVING A RADIUS OF 178.85 FEET AND A CENTRAL ANGLE OF 30 DEG. 00 MIN. 11 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 93.65 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 44 DEG. 09 MIN. 54 SEC. EAST A DISTANCE OF 92.59 FEET, TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 791.95 FEET AND A CENTRAL ANGLE OF 6 DEG. 34 MIN. 23 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 90.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 62 DEG. 27 MIN. 11 SEC. EAST A DISTANCE OF 90.80 FEET TO A POINT ON A COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 218.12 FEET AND A CENTRAL ANGLE OF 27 DEG. 04 MIN. 37 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 103.08 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS SOUTH 79 DEG. 16 MIN. 41 SEC.

EAST A DISTANCE OF 102.12 FEET; THENCE NORTH 87 DEG. 11 MIN. 01 SEC. EAST A DISTANCE OF 58.46 FEET; THENCE NORTH 89 DEG. 00 MIN. 19 SEC. EAST A DISTANCE OF 47.33 FEET; THENCE SOUTH 85 DEG. 10 MIN. 54 SEC. EAST A DISTANCE OF 72.56 FEET; THENCE NORTH 85 DEG. 15 MIN. 01 SEC. EAST A DISTANCE OF 50.01 FEET; THENCE NORTH 81 DEG. 20 MIN 7 SEC. EAST A DISTANCE OF 72.27 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3519.43 FEET AND A CENTRAL ANGLE OF 1 DEG. 09 MIN. 42 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 71.36 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 84 DEG. 15 MIN. 04 SEC. EAST A DISTANCE *Or* 71.36 FEET TO A POINT ON A REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 135.84 FEET AND A CENTRAL ANGLE OF 36 DEG. 09 MIN. 36 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 85.73 FEET; SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 65 DEG. 07 MIN. 28 SEC. EAST A DISTANCE OF 84.31 FEET TO THE END OF SAID CURVE; THENCE NORTH 49 DEG. 34 MIN. 00 SEC. EAST A DISTANCE OF 48.93 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 518.97 FEET AND A CENTRAL ANGLE OF 12 DEG. 22 MIN. 47 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 112.13 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 53 DEG. 01 MIN. 52 SEC. EAST A DISTANCE OF 111.91 FEET TO A POINT ON A COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 116.42 FEET AND A CENTRAL ANGLE OF 9 DEG. 46 MIN. 09 SEC.; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.85 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS NORTH 63 DEG. 43 MIN. 32 SEC. EAST A DISTANCE OF 19.84 FEET TO THE WESTERLY BOUNDARY OF THE ABOVE DESCRIBED PARCEL AND THE END OF SAID EASEMENT.

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


\$384,000.00 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 warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

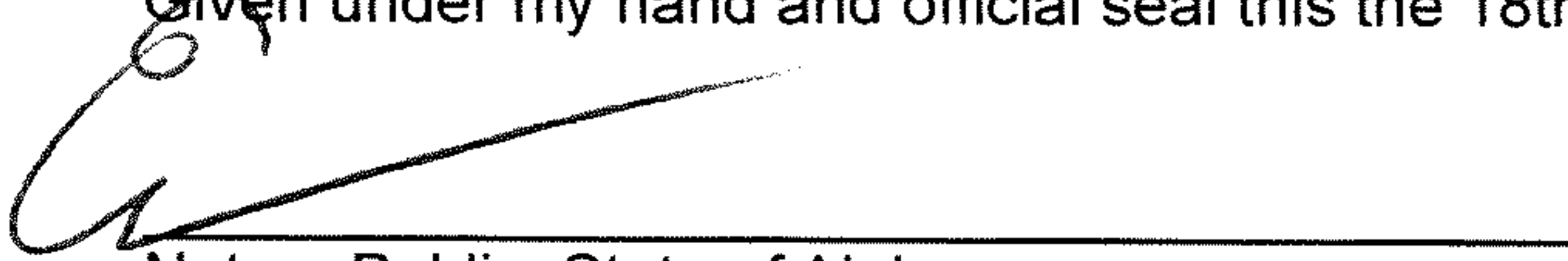
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 18 day of November, 2021.


Jeffrey Franklin

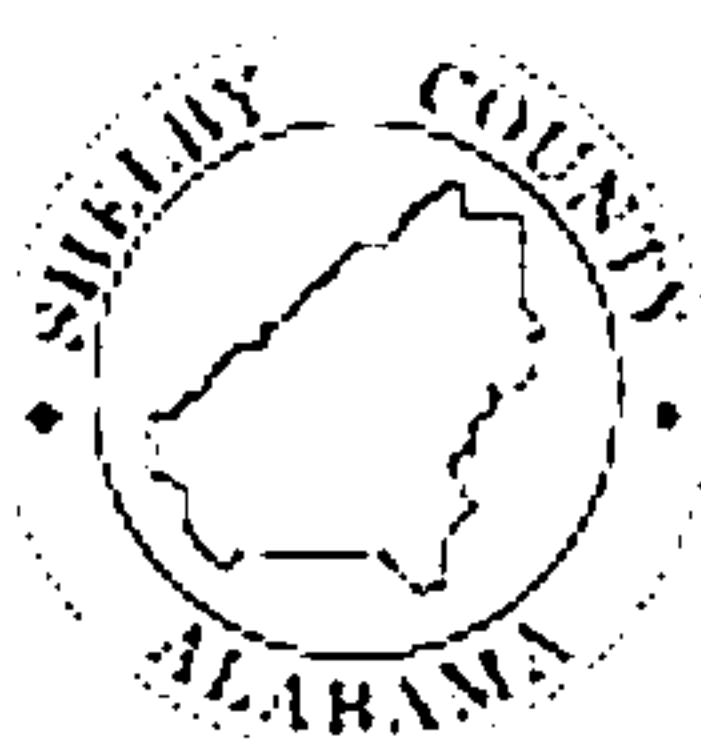
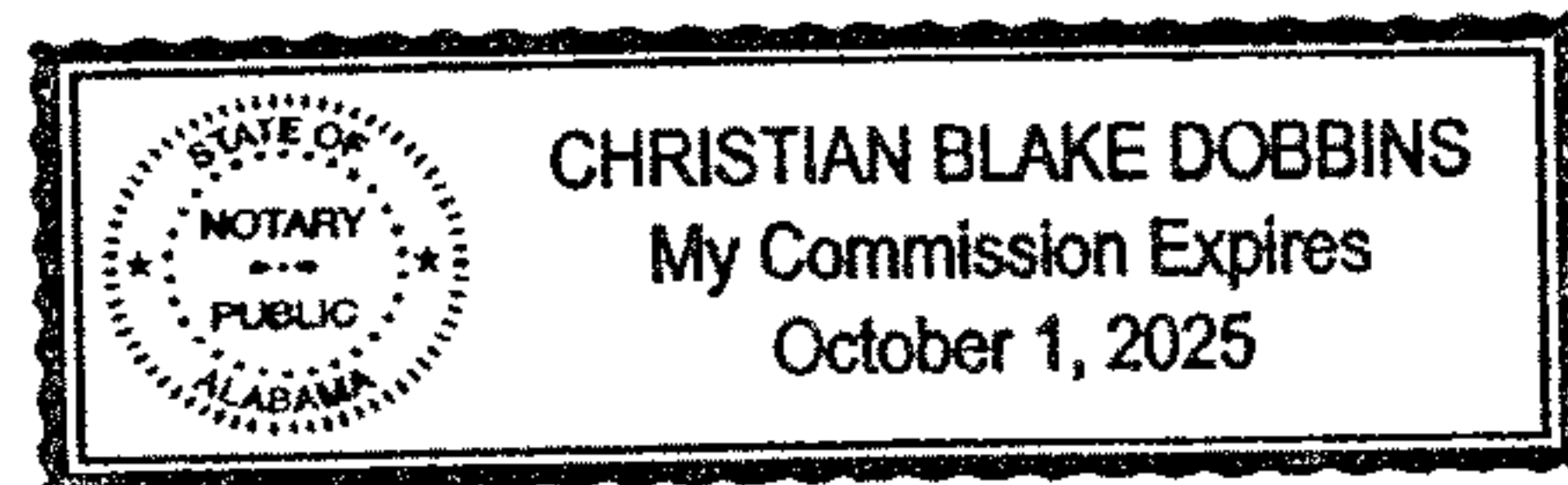

Rachel Franklin

State of Alabama
County of Felton

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey Franklin and Rachel Franklin, 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 18th day of November, 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
12/14/2021 11:02:46 AM
\$124.00 BRITTANI
20211214000590830

