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12/16/2021 01:23:20 PM  
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-21-27876

Send Tax Notice To: Caiden Sinclair  
Allison Sinclair

165 N Horton Rd  
Wilsonville, AL  
35186

**WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, 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, **Estate of Clara G. Casewell, Probate Case NO. PR-2021-000314, Shelby County, Alabama and Marilyn Whitlock, a married woman, individually** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Caiden Sinclair and Allison Sinclair**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 (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 the 16<sup>th</sup> day of December, 2021.

ESTATE OF CLARA G. CASEWELL, PROBATE  
CASE NO. PR-2021-000314, SHELBY COUNTY,  
ALABAMA

*Marilyn Whitlock*  
Marilyn Whitlock, Individually

*Marilyn Whitlock, Personal Representative*  
Marilyn Whitlock  
as Personal Representative

State of Alabama

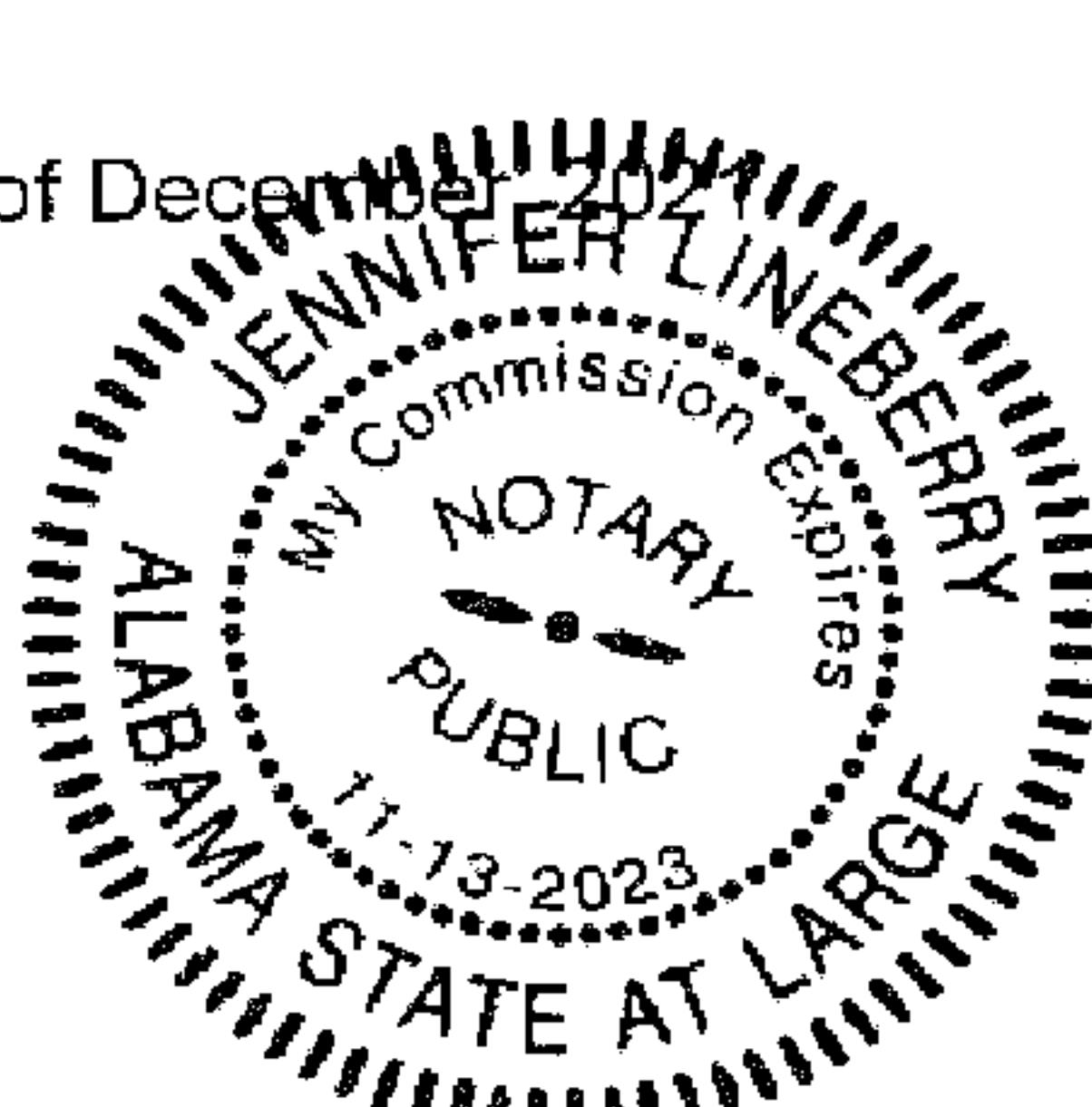
County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Marilyn Whitlock as Personal Representative of the Estate of Clara G. Casewell, Probate Case NO. PR-2021-000314, Shelby County, Alabama and Marilyn Whitlock, individually, 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 16<sup>th</sup> day of December, 2021.

*Jennifer Lineberry*  
Notary Public, State of Alabama

My Commission Expires: 11-13-2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

N 1/2 of NW 1/4 of SE 1/4 of Section 4, Township 22, Range 1 East, Shelby County, Alabama.

**ALSO:**

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 4, Township 22 South, Range 1 East, being a part of the same land described in a deed to Charles Edward Horton, recorded in Deed Book 338 at Page 733, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4; thence North 89 degrees 51 minutes 29 seconds West, along the South line of said Sixteenth Section, a distance of 457.11 feet to the point of beginning; thence North 89 degrees 51 minutes 29 seconds West, along the South line of said Sixteenth Section, a distance of 310.03 feet to a point on the East right of way of County Road No. 73; thence North 37 degrees 50 minutes 27 seconds West, along said right of way, a distance of 17.34 feet, to a point; thence South 87 degrees 25 minutes 02 seconds East, a distance of 320.99 feet to the point of beginning.

**LESS AND EXCEPT:**

Property conveyed in Inst. No. 2000-05097, recorded in Probate Office, Shelby County, Alabama.

