

Send Tax Notice to:

20211221000601930
12/21/2021 11:02:05 AM
DEEDS 1/2

5702 Tubman Rd
Appling, GA 30702

[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 Fifty Thousand and 00/100s Dollars (\$550,000.00)**, 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, **Myra W. Healy and husband John Healy** (herein referred to as grantor, whether one or more) whose mailing address is 5702 Tubman Rd, Appling, GA 30702 grant, bargain, sell and convey unto, **James Howard Winslett, Jr. and Susan Renee Winslett** herein referred to as grantees) whose mailing address is 2674 Spring Creek 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: **2674 Spring Creek Rd, Montevallo, AL 35115** to wit:

A tract of land situated in the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows:

Begin at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 14; thence run in a Northerly direction along the East line of said SE $\frac{1}{4}$ of SW $\frac{1}{4}$, and the NE $\frac{1}{4}$ of SW $\frac{1}{4}$, 2226.80 feet to a point on the Southeasterly right of way line of Shelby County Highway No. 12; thence an angle left of 147°43' and run Southwesterly along said right of way line, 759.92 feet to the beginning of a curve to the right, said curve having a radius of 3859.72 feet and subtending a central angle of 10°19' thence continue Southwesterly along said right of way line, on arc of aforementioned curve, 694.98 feet to a point; thence an angle left of 76°08'30" as measured as a deflection angle from Chord of said curve; thence run in a Southeasterly direction 1324.01 feet to the point of beginning; being situated in Shelby County, Alabama.

Less and Except:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, Township 22 South, Range 3 West, Shelby County, Alabama; thence run N 00°00'00"W, along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 1326.80 feet to the point of beginning; thence continue on the last described course for 900.00 feet to its intersection with the easterly right of way of Spring Creek Road; thence run S 32°17' W, along said right of way for 759.92 feet; thence run S 57°36'10" E for 480.70 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.

\$467500.00 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 14 day of December, 2021

Myra W. Healy
Myra W. Healy

John Healy
John Healy

STATE OF Georgia

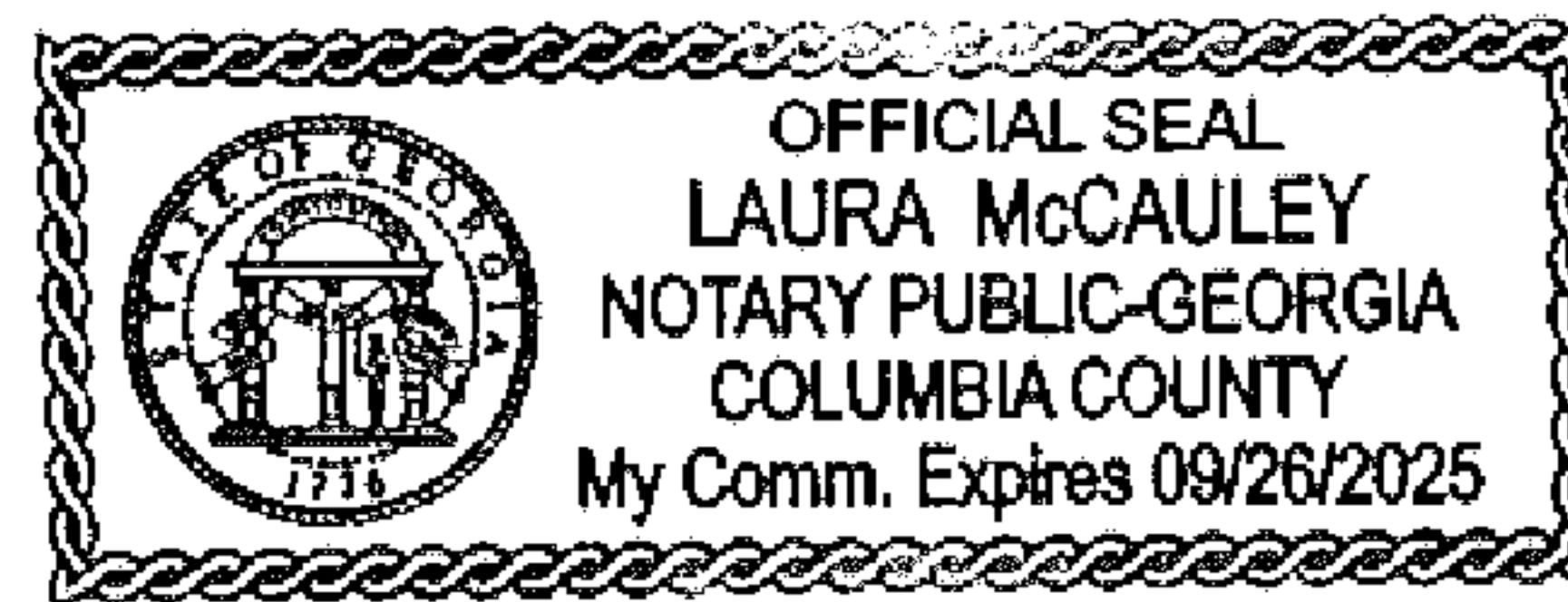
Columbia COUNTY ss:

I, Laura McCauley, a Notary Public in and for said county in said state, hereby certify that **Myra W. Healy and John Healy** 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 14th day of December, 2021

My Commission Expires: 9-26-2025

Laura McCauley
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
ATB2885



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/21/2021 11:02:05 AM
\$107.50 JOANN
20211221000601930

Allie S. Bayl