

20211230000614570
12/30/2021 02:48:35 PM
DEEDS 1/3

Send tax notice to: Jason R. Childers, 880 Highway 57, Vincent, Al. 35178

This instrument was prepared by: Marcus L. Hunt, 2870 Old Rocky Ridge Rd., Birmingham, Al.
35243

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One hundred seventy-four thousand six hundred and no/100 (\$174,600.00) Dollars, the amount of which can be verified by a 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

Dorothy Jo Kidd, an unmarried woman, whose mailing address
is: 729 Orchard Rd Birmingham AL 35235

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

Jason R. Childers and Mary Gates Childers, whose mailing address is:
880 Highway 57, Vincent, Al. 35178

(herein referred to as grantees) as joint tenants with right of survivorship, , the following described real property situated in Shelby County, Alabama, the address of which is: 880 Highway 57, Vincent, Al. 35178 to-wit:

See the attached Exhibit A for legal description incorporated herein for all purposes.

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

\$165,870.00 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 we have hereunto set our hands(s) and seal(s) this 29 day of December, 2021.

Dorothy Jo Kidd (SEAL)
DOROTHY JO KIDD

_____(SEAL)

State of Alabama
County of Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dorothy Jo Kidd, an unmarried woman, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29 day of December, 2021.

My commission expires:

Christian Blake Dobbin
NOTARY PUBLIC

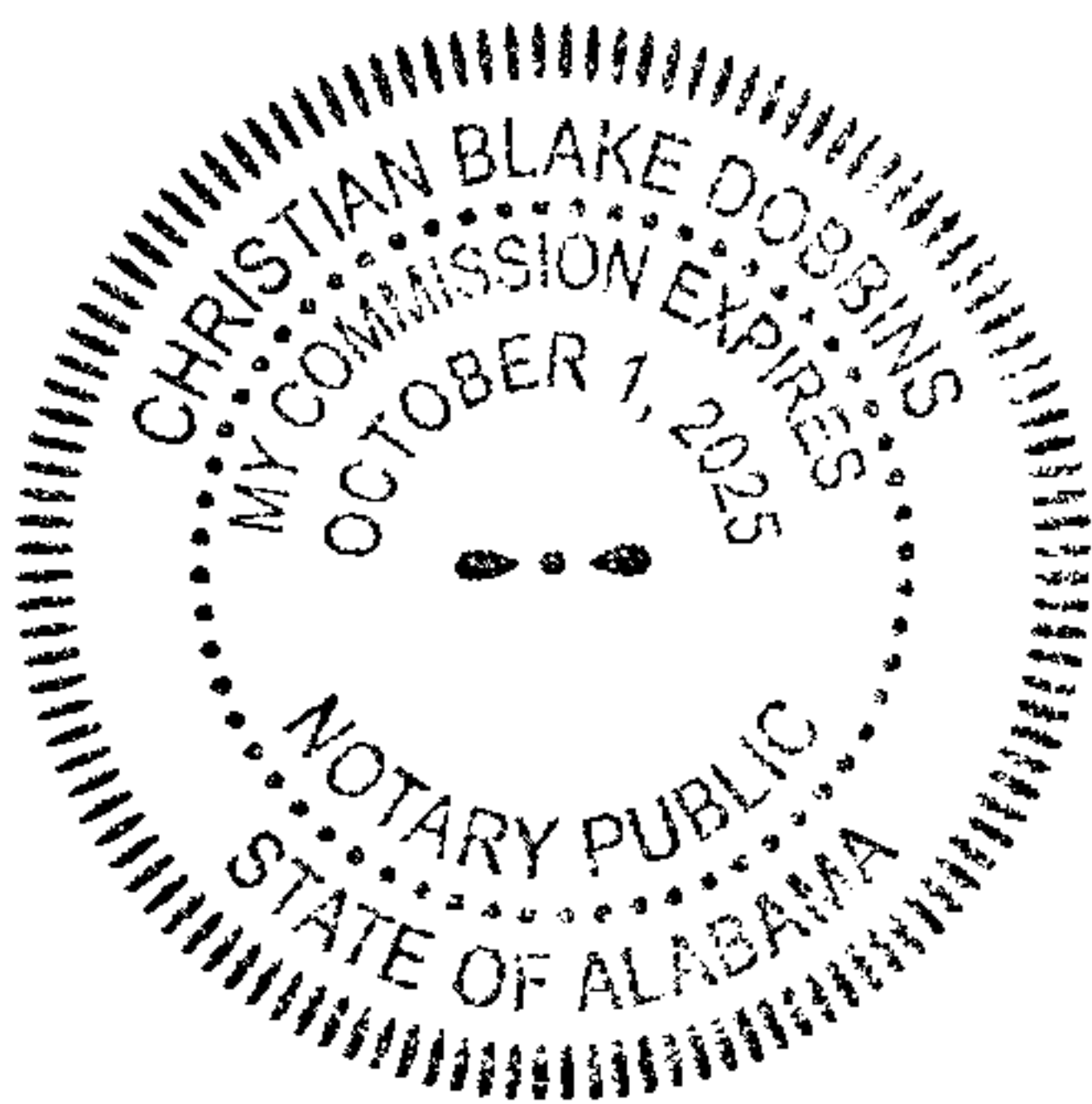


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 21-6410

Commence at the Southeast Corner of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 18 South, Range 2 East, said point being a found capped rebar; thence run S 01°24'29" E for a distance of 1586.21 feet to the point of beginning, said point being a set 1/2" rebar capped Clinkscals; thence run S 01°24'29" E for a distance of 1067.77 feet found 2" open top, said point being the SE Corner of the SW 1/4 of the SE 1/4 of Section 27, Township 18 South, Range 2 East; thence run S 00°56'11" E for a distance of 252.69 feet to a found 1/2" capped rebar; thence run S 70°12'07" W for a distance of 290.46 feet to a set 1/2" rebar capped Clinkscals; thence run N 00°45'34" W for a distance of 1355.00 feet to the southern right of way line of Highway 57, said point being to a set 1/2" rebar capped Clinkscals, said point also being on a curve to the left having a radius of 4289.07 feet, a chord of 135.28 feet, and a chord bearing of N 54°54'31" E; thence run along said curve for a distance of 135.29 feet to a set 1/2" rebar capped Clinkscals; thence run S 84°36'43" E leaving said right of way for a distance of 150.86 feet to the point of beginning.

Being the same property as described in the deed recorded in Instrument No. 20040106000010090, Instrument No. 20031222000822730, and Instrument No. 20030303000128370.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/30/2021 02:48:35 PM
\$37.00 JOANN
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Allen S. Bayl