

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
for National Title & Appraisal, Inc.  
2880 Crestwood Blvd.  
Irondale, AL 35210  
File No.: 212182

Send Tax Notice To: Tammy Lynn Perry  
Richard Allen Perry  
510 Apricot Ln.  
Calera, AL 35040

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Thousand Dollars and No Cents (\$100,000.00)**, 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, **Tommie Susberry Potts f/k/a Tommie Sudsberry, a single person, whose mailing address is 510 Apricot Ln, Calera, AL 35040** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tammy Lynn Perry and Richard Allen Perry, whose mailing address is 510 Apricot Ln, Calera, AL 35040** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **510 Apricot Ln., Calera, AL 35040**; to wit;

A lot or parcel of land lying and being situated in the SE¼ of the SE¼ Section 32, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: From the Northwest corner of said Quarter-Quarter Section (a concrete monument established by Alabama Power Company) run South along the West line of said Quarter Quarter Section for 1240.7 feet to the point of beginning of subject parcel of land; from said point thus established, run South 05 degrees, 04 minutes East for 105 feet, more or less, to the SW corner of said Quarter Quarter Section; run thence East and along the South line of said Quarter Quarter Section for 235 feet, to a point where said line intersects the Northerly boundary line of an unpaved drive; run thence Easterly along said line of said drive (a curve concave to the right) for 130 feet, more or less, to a point; run thence North and parallel to the West Quarter Quarter line for 105 feet; run thence South 83 degrees, 39 minutes West for 366.2 feet, and back to the point of beginning. Situated in Shelby County, Alabama.

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

**\$81,400.00** 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of January, 2022.

X Tommie S. Potts  
Tommie Susberry Potts

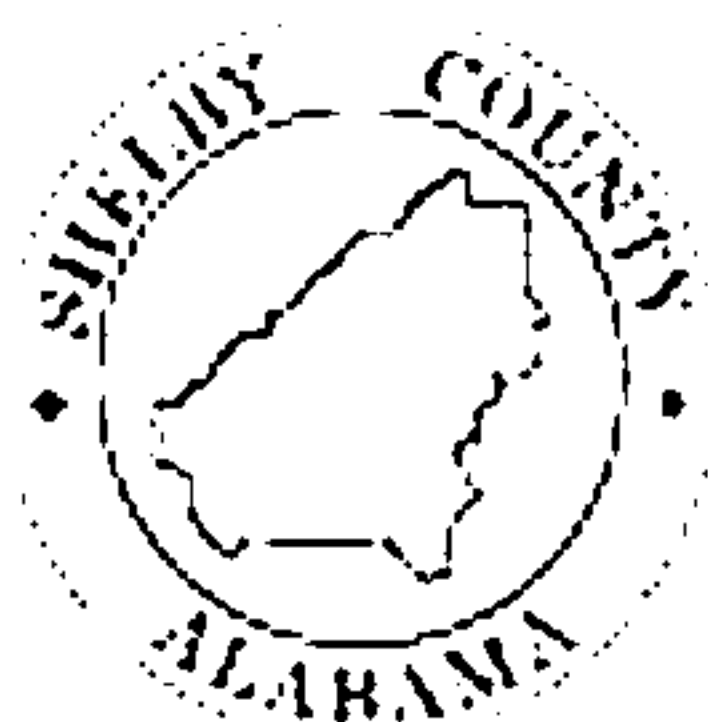
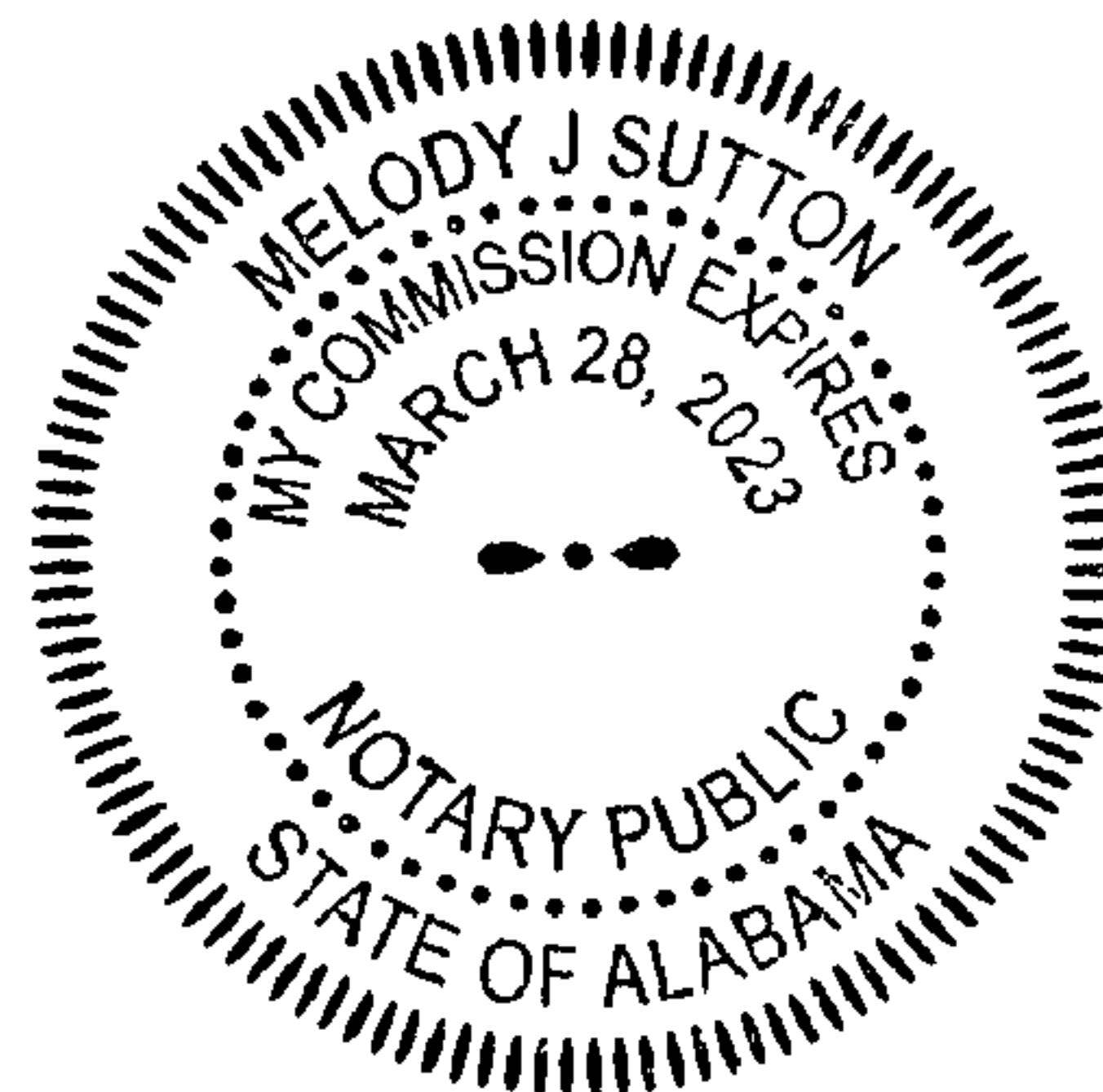
State of Alabama

County of Jefferson

I, Melody J Sutton, a Notary Public in and for the said County in said State, hereby certify that Tommie Susberry Potts f/k/a Tommie Sudsberry, 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 21st day of January, 2022.

Melody J Sutton  
Notary Public, State of Alabama  
Melody J Sutton  
My Commission Expires: 03-28-23



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/27/2022 08:36:27 AM  
\$44.00 JOANN  
20220127000037430

Allie S. Bayl