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DEEDS 1/2

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

Send Tax Notice To:
Kelley Becton Morgan
Drew Mersinger
784 Cahaba River Estates
Hoover, AL 35244

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)** 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

Harris Gaston and Kiara Gaston, a married couple, whose mailing address is:

3441 Burlington Drive, Fultondale, AL 35068

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

Kelley Becton Morgan and Drew Mersinger, whose mailing address is:

2866 Georgetown Dr., Birmingham, AL 35216

(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: 784 Cahaba River Estates, Hoover, AL 35244 to-wit:

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

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

\$166,000.00 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 warrants 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 19th day of January, 2022.



Harris Gaston

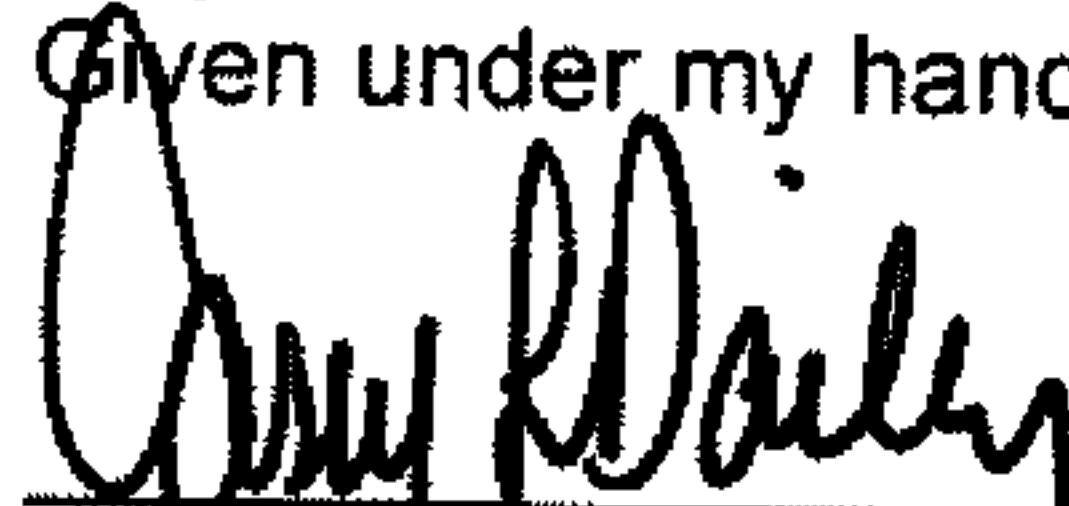


Kiara Gaston

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harris Gaston and Kiara Gaston, 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 19th day of January, 2022.



Notary Public, State of Alabama

Cassy L. Dailey

Printed Name of Notary

My Commission Expires: May 17, 2022

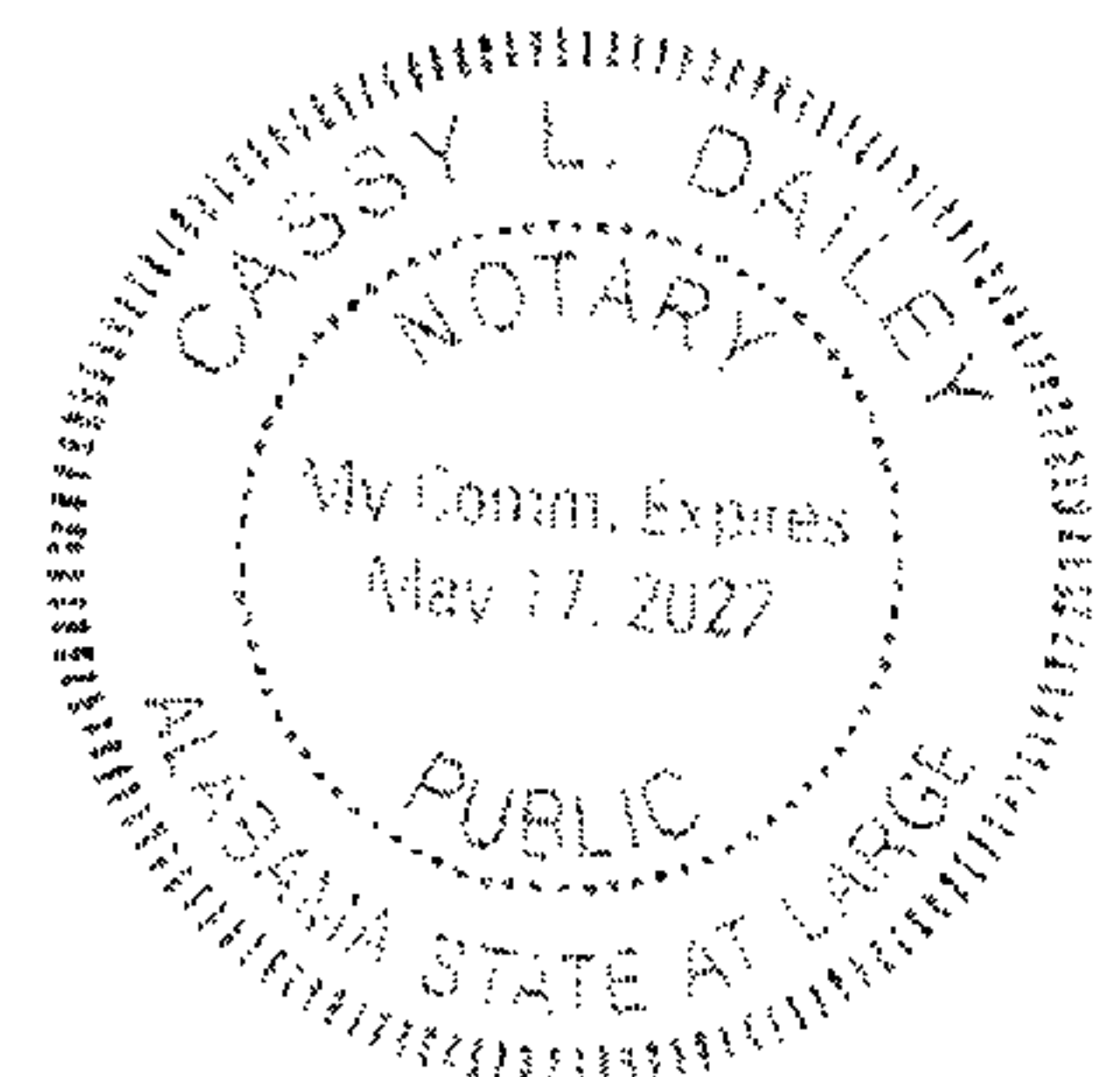


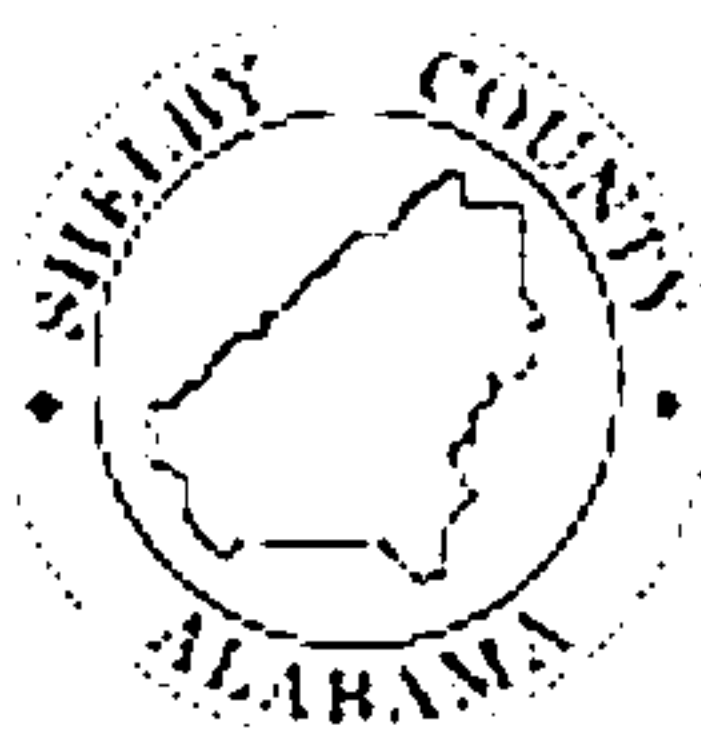
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 7, according to the survey of Cahaba River Estates, recorded in Map Book 17, Page 64, Birmingham Division and in Map Book 3, Page 32, Bessemer Division, of the Probate Office of Jefferson County, Alabama and in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama.

Also, a non-exclusive easement described as follows:

Being a part of Lot 15, Cahaba River Estates, as recorded in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama, and being more particularly described as follows:

Begin in the Northwest corner of said Lot 15; thence run South 00°00'01" East along the West line of said Lot 15 a distance of 22.95 feet; thence run South 69°18'25" West a distance of 93.37 feet; thence run North 19°45' West a distance of 20.00 feet; thence run North 69°23'40" East a distance of 100.59 feet to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 01:32:16 PM
\$119.00 JOANN
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Allie S. Bayl