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02/14/2022 12:22:34 PM
DEEDS 1/3

This Instrument was Prepared by:

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

File No.: S-22-27062

Send Tax Notice To: Luke Kelly
Lainey Miller Kelly

50 KENTSTONE WAY
PO BOX 2159
ALABASTER AL 35004

**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 One Hundred Sixty Four Thousand One Hundred Fifty Dollars and No Cents (\$164,150.00), 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, **Mary Coe Venable**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Luke Kelly and Lainey Miller Kelly**, (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.

Mary T. Coe and Mary Coe Venable are one and the same person.

\$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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 14th day of February, 2022.

Mary Coe Venable
Mary Coe Venable

Linda C. Stewart as Attorney in Fact
by Linda C. Stewart
as Attorney in Fact

Alabama
State of ~~Mississippi~~

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Linda C. Stewart as Attorney in Fact for Mary Coe Venable, 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 14th day of February, 2022.

Jennifer Lineberry
Notary Public, State of ~~Mississippi~~ Alabama
My Commission Expires: 11-13-2023

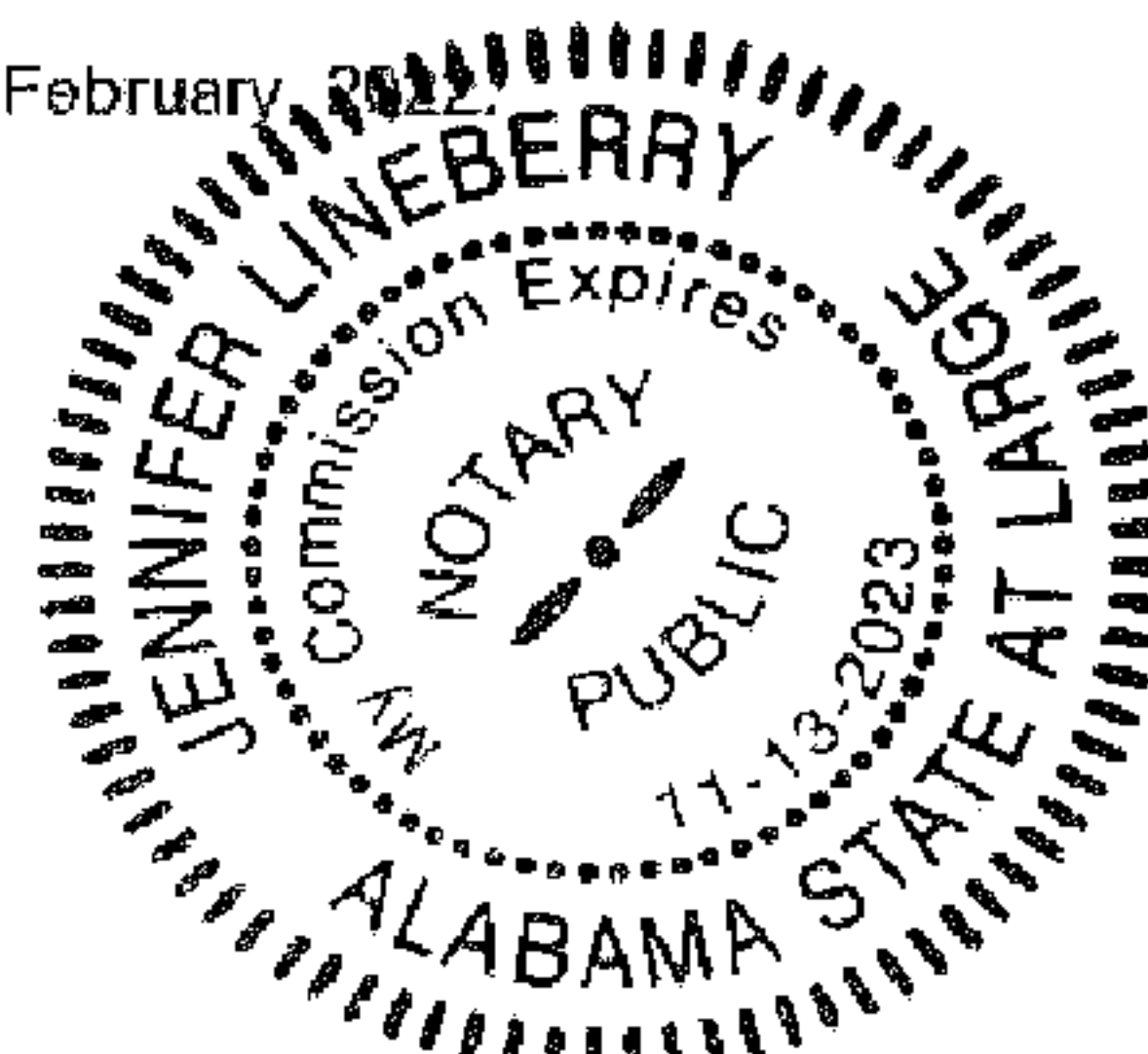


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT B:

Commence at the northeast corner of the NE 1/4 of the SE 1/4 of said Section 22, for the point of beginning; thence South along East boundary of said quarter-quarter for 1326.68 feet to the south boundary of said quarter-quarter; thence 90 degrees 38 minutes right for 1284.15 along South boundary of said quarter-quarter; thence 67 degrees 11 minutes 15 seconds right for 49.62 feet; thence 112 degrees 48 minutes 45 seconds right for 100.00 feet; thence 90 degrees 38 minutes left for 87.07 feet; thence 91 degrees 38 minutes 30 seconds right for 374.00 feet; thence 92 degrees 26 minutes 41 seconds left for 1200.68 feet to the North boundary of said quarter-quarter; thence 91 degrees 25 minutes 46 seconds right for 848.18 feet along North boundary of said quarter-quarter to the point of beginning.

According to the survey of Ralph E. Chappell, P.L., 10549, dated December 13, 1991.

LESS AND EXCEPT:

Commence at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 21 South, Range 1 East, said point being a found 3/8" rebar; thence run S 89°09'51" E along said 1/4 - 1/4 line for a distance of 474.11 feet to a found 5/8" rebar; thence run S 00°41'32" E for a distance of 1202.05 feet to a found 5/8" rebar and the point of beginning; thence run N 88°06'18" W for a distance of 374.00 feet to a found 5/8" rebar; thence run S 00°07'44" W for a distance of 87.08 feet to a found 5/8" rebar; thence run N 78°42'10" E for a distance of 381.38 feet to the point of beginning.

