

This Instrument was Prepared by:

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

File No.: MV-22-28003

Send Tax Notice To: Colyn T. Bradley, Jr.  
Betty O. Ingram

2740 16th St  
Colum, AL 35040

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 Thousand Dollars and No Cents (\$160,000.00)**, 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, **The Estate of Jerline Porter Scott, deceased, Probate Case PR-2018-000853, in the Probate Office of Shelby County, Alabama.**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Colyn T. Bradley, Jr. and Betty O. Ingram**, (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 taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$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 17th day of February, 2022.

THE ESTATE OF JERLINE PORTER SCOTT,  
DECEASED, PROBATE CASE PR-2018-000853. IN  
THE PROBATE OFFICE OF SHELBY COUNTY,  
ALABAMA.

Sue Scott Hope  
By Sue Scott Hope  
Personal Representative

State of Alabama

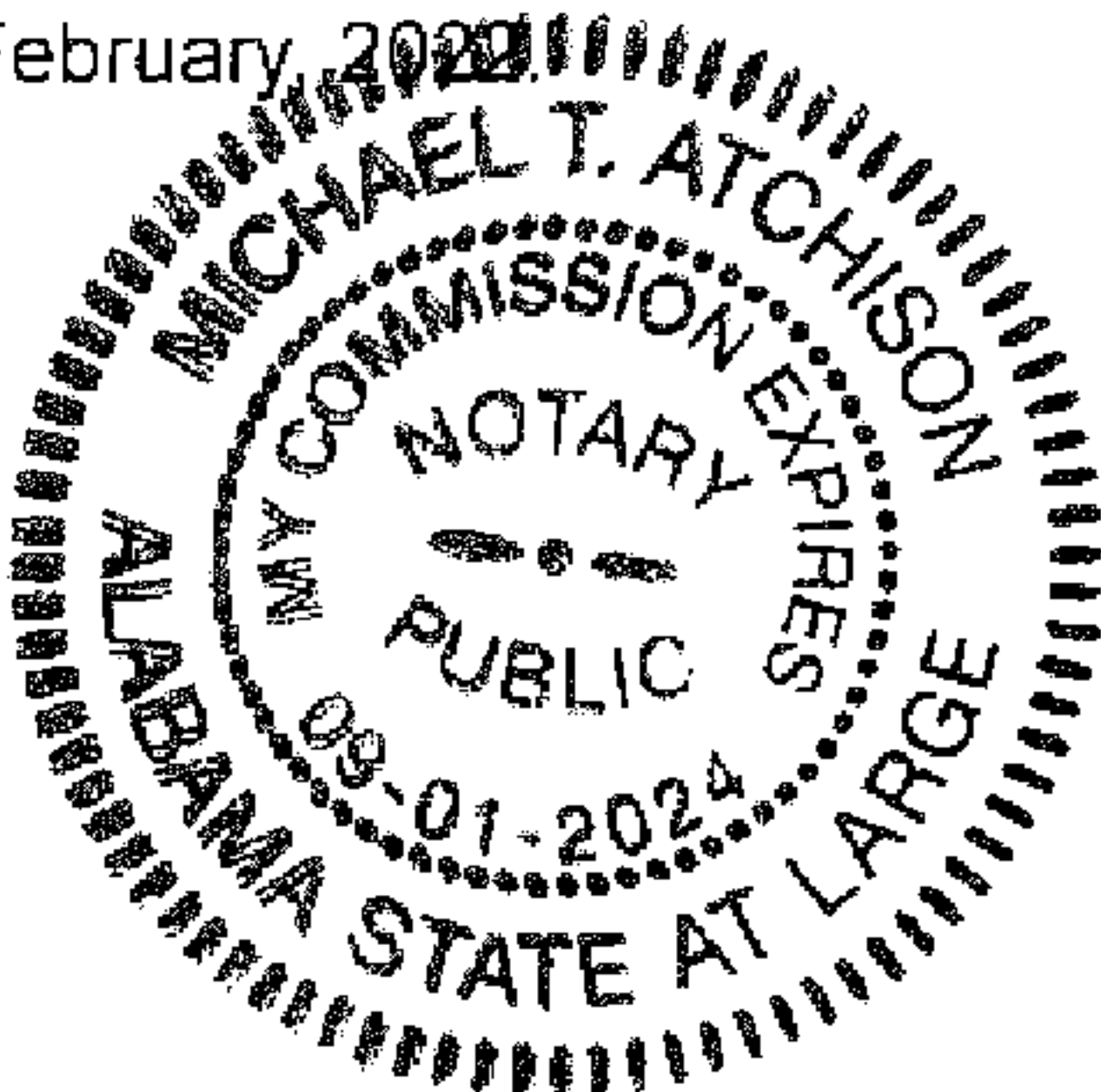
County of Shelby

I, Michael T. Atchison a Notary Public in and for the said County in said State, hereby certify that Sue Scott Hope as Personal Representative of The Estate of Jerline Porter Scott, deceased, Probate Case PR-2018-000853, in the Probate Office of Shelby County, Alabama., 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 17th day of February, 2022.

Michael T. Atchison  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at a spindle in place being the Southeast corner of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama; thence proceed North 89 degrees 40 minutes 35 seconds West along the South boundary of said Section 3 for a distance of 1317.77 feet to a 2-inch solid bar in place being the Southeast corner of the Southwest 1/4 of the Southeast 1/4 and the being the point of beginning; from this beginning point proceed North 89 degrees 37 minutes 55 seconds West along the South boundary of said 1/4-1/4 Section for a distance of 1317.64 feet to a 1/2-inch capped rebar in place; thence proceed continue North 89 degrees 37 minutes 55 seconds West along the South boundary of the Southeast 1/4 of the Southwest 1/4 for a distance of 108.0 feet (set 1/2-inch rebar); thence proceed North 03 degrees 43 minutes 54 seconds West for a distance of 657.19 feet to a 1-inch open top pipe in place; thence proceed South 89 degrees 36 minutes 31 seconds East for a distance of 110.21 feet to a 2-inch open top pipe in place; thence proceed South 87 degrees 53 minutes 17 seconds East for a distance of 902.46 feet to a 2-inch open top pipe in place; thence proceed South 02 degrees 56 minutes 52 seconds East for a distance of 215.63 feet to a 2-inch open top pipe in place; thence proceed North 85 degrees 54 minutes 36 seconds East for a distance of 417.96 feet to a capped rebar in place; thence proceed South 03 degrees 38 minutes 25 seconds East for a distance of 446.31 feet to the point of beginning. The above described land is located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 3, Township 24 North, Range 13 East, Shelby County, Alabama.

