

THIS INSTRUMENT PREPARED BY:  
J. Clay Maddox  
J. Clay Maddox, LLC  
ATTORNEYS AT LAW  
409 Lay Dam Road  
Clanton, AL 35045

20220218000070350  
02/18/2022 09:10:43 AM  
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

793 Hwy. 71  
Shelby, AL 35143

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, in consideration of the sum of zero and 00/100 (\$.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), J.V. Jones, a Single person in hand paid by the GRANTEE(S), Dewey Cain Reed and Benita Walker Reed, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

Commence at the SW corner of Section 18, Township 24 North, Range 15 East, Shelby County, Alabama; thence N 90 degrees, 00 minutes, 00 seconds E, a distance of 963.00 feet; thence continue N 01 degrees, 02 minutes, 00 seconds E, a distance of 1038.84 feet to the Point of Beginning; thence continue N 01 degrees, 02 minutes, 00 seconds E, a distance of 280.13 feet; thence N 90 degrees, 00 minutes, 00 seconds E, a distance of 297.15 feet; thence S 01 degrees, 01 minutes, 20 seconds W, a distance of 279.29 feet; thence S 89 degrees, 50 minutes, 22 seconds W, a distance of 297.22 feet to the point of beginning.

Said parcel containing 1.91 acres, more or less.

ALSO and INCLUDING a 20 foot wide non-exclusive Ingress/Egress Easement lying 10 feet either side of and parallel to the following described centerline:

Commence at the SW corner of Section 18, Township 24 North, Range 15

East, Shelby County, Alabama; thence N 90 degrees, 00 minutes, 00 seconds E, a distance of 963.00 feet; thence continue N 01 degrees, 02 minutes, 00 seconds E, a distance of 1048.90 feet to the point of beginning of said centerline; thence South 84 deg. 52 min. 57 sec. West a distance of 13.86 feet; thence South 05 deg. 07 min. 03 sec. East a distance of 25.33 feet to a curve to the right, having a radius of 150.00 feet, subtended by a chord bearing of South 15 deg. 30 min. 05 sec. West and a chord distance of 105.64 feet; thence along the arc of said curve for a distance of 107.96 feet; thence South 36 deg. 07 min. 12 sec. West a distance of 60.74 feet; thence South 53 deg. 06 min. 29 sec. West a distance of 54.78 feet; thence South 46 deg. 14 min. 10 sec. West a distance of 26.10 feet to the Northerly R.O.W. line of Shelby County Highway 71 and the point of beginning of said centerline.

Taken from survey by Rodney Shiflett dated 4/1/2021.

Deed Ref: Inst. No. 2010028000048620

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property.

NOTE: \$154,721.73 of the purchase price was obtained by a Purchase Money Mortgage.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 3rd day of February, 2022.

*[Handwritten initials and signature]*

J.V. Jones

STATE OF Alabama )  
COUNTY OF Shelby )

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **J.V. Jones** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, 2022.

*[Signature: Jennifer Reed]*  
NOTARY PUBLIC  
My Commission Expires: 6-18-25

Address of Grantee:  
793 Hwy 71  
Shelby, AL 35143

Address of Grantor:  
~~865~~ 865 Hwy 71  
Shelby, AL 35143

Property Address:  
793 Highway 71  
Shelby, AL 35143

Real Value: \$61840.00



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
02/18/2022 09:10:43 AM  
\$29.00 JOANN  
20220218000070350

*[Handwritten signature: Allen S. Bayl]*