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DEEDS 1/3

Prepared by:
Marcus Hunt
2870 Old Rocky Ridge Rd., Suite 160
Birmingham, AL 35243

Send Tax Notice To:
Kathryn Hedke
Jason Hedke 70 Highgate Hill Road
Indian Springs, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Three Hundred Sixty Five Thousand Dollars and No Cents (\$365,000.00) 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

Lynn L Cox and Stacie L. Armstrong-Mullins, husband and wife, whose mailing address is:

1131 Camp Branch Cir. Alabaster, AL 35007

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

Kathryn Hedke and Jason Hedke, whose mailing address is:

70 Highgate Hill Road, Indian Springs, AL 35124

(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: 70 Highgate Hill Road, Indian Springs, AL 35124 to-wit:

Commence at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama; thence run In a Westerly direction along the North line of said section for a distance of 617.07 feet; thence an angle left of 126 degrees 18 minutes 10 seconds and run In a Southeasterly direction for a distance of 410.20 feet to a point on the West right of way line of Indian Crest Drive; thence an angle of 56 degrees 31 minutes 28 seconds and run for a distance of 55.25 feet along a curve to the left having a radius of 253.07 feet and a central angle of 12 degrees, 30 minutes 28 seconds; thence continue tangent to said curve In a Southwesterly direction for a distance of 68.58 feet to the beginning of a curve to the right having a radius of 545.39 feet and central angle of 15 degrees 39 minutes 32 seconds; thence continue along said curve for a distance of 149.05 feet to the point of beginning; thence an angle right of 68 degrees 33 minutes 59 seconds and run in a Westerly direction for a distance of 198.58 feet to a point on the East right of way line of Lookout Trail; thence an angle left of 65 degrees 34 minutes 1 second and run along said right of way In a Southwesterly direction for a distance of 173.70 feet to the beginning of a curve to the left having a radius of 130.81 feet and a central angle of 50 degrees 30 seconds; thence continue along said curve for a distance of 114.17 feet; thence continue tangent to said curve In a Southeasterly direction for a distance of 22.92 feet to the beginning of a curve to the left having a radius of 30 feet and a central angle of 114 degrees 49 minutes; thence continue along said curve for a distance of 60.12 feet; thence continue tangent to said curve in a Northeasterly direction for a distance of 191.01 feet to the beginning of a curve to the left having a radius of 545.39 feet and a central angle of 18 degrees 10 minutes 28 seconds; thence continue along said curve for a distance of 173.00 feet to the point of beginning.

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

\$265,000.00 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 25 day of March, 2022.

Lynn L. Cox
Lynn L. Cox

Stacie L. Armstrong-Mullins
Stacie L. Armstrong-Mullins

State of Alabama

County of Felton

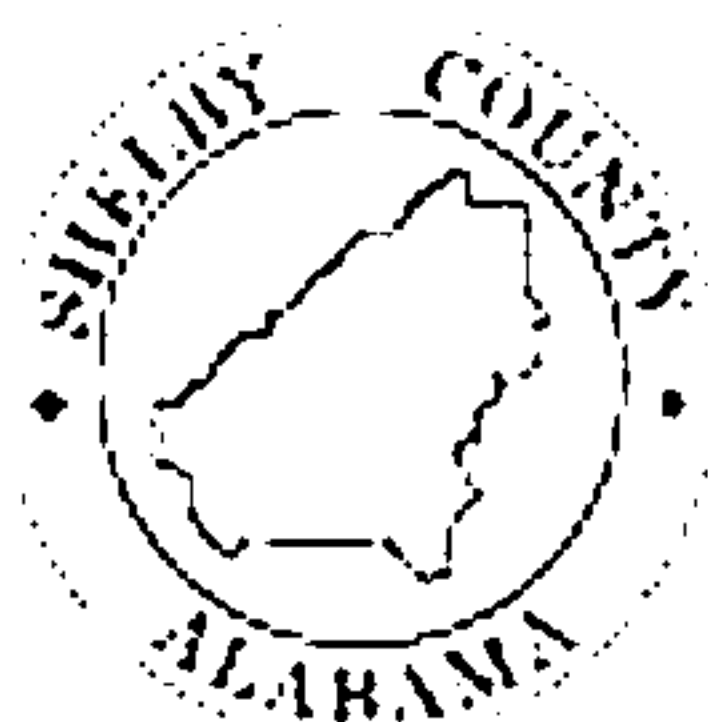
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lynn L Cox and Stacie L. Armstrong-Mullins, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 25th day of March, 2022.

[Signature]
Notary Public, State of Alabama

Printed Name of Notary

My Commission Expires: _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/29/2022 04:20:09 PM
\$128.00 CHERRY
20220329000128120

Allen S. Bayl