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DEEDS 1/2

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

Send Tax Notice To:
Kathryn Hodges
Brian Hodges
5353 South Shades Crest Road
Bessemer, AL 35022

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Five Hundred Fifty Thousand Dollars and No Cents (\$550,000.00)** 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

Shirley Fay Sanders, an unmarried woman, whose mailing address is:

5353 South Shades Crest Road, Bessemer, AL 35022

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

Kathryn Hodges and Brian Hodges, whose mailing address is:

261 Parliament Pkwy., Alabaster, AL 35114

(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: 5353 South Shades Crest Road, Bessemer, AL 35022 to-wit:

A part of the NW 1/4 of the NW 1/4 of Section 33, Township 20 South, Range 4 West, described as follows: Begin at the SW corner of said 1/4-1/4 section and run Easterly along South boundary line a distance of 614.93 feet; thence turn an angle of 90°48' to left and run Northerly a distance of 1014.98 feet to the South line of Shades Crest Road; thence turn a angle of 115°59' to the left and run in a Southwesterly direction along the South line of Shades Crest road a distance of 688.34 feet to the West line of the NW 1/4 of NW 1/4 of said Section 33, Township 20 South, Range 4 West; thence in a Southerly direction along the West line of said 1/4-1/4 Section a distance of 699.96 feet to the Point of Beginning.

Willard James Meadows, Sr., one of the grantees in that deed recorded in Instrument No. 19791228000166590 died on or around November 25, 1991.

Geraldine P. Meadows, One and the Same as Floy Geraldine Meadows, one of the other Grantees in that deed recorded in Instrument No. 19791228000166590 died on or around December 3, 2018.

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

\$505,000.00 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 warrant 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 29 day of March 22.

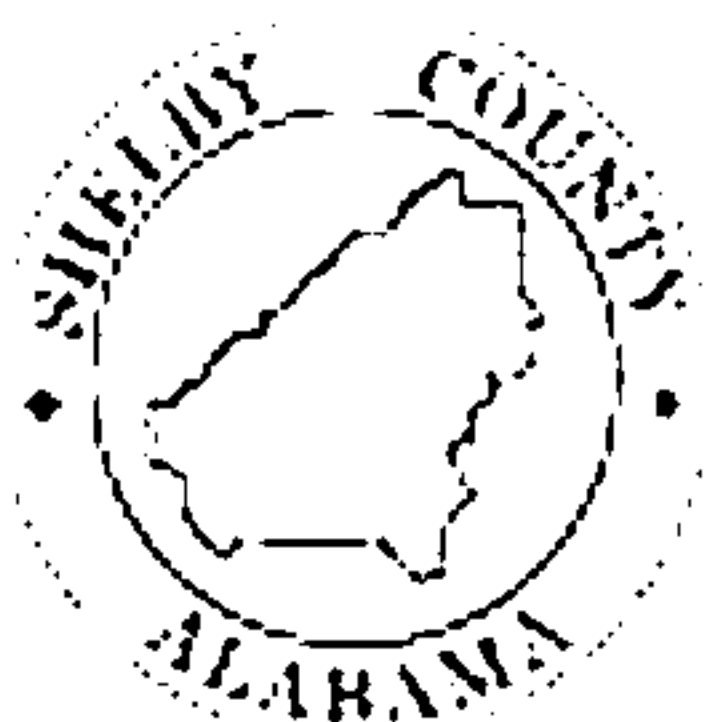
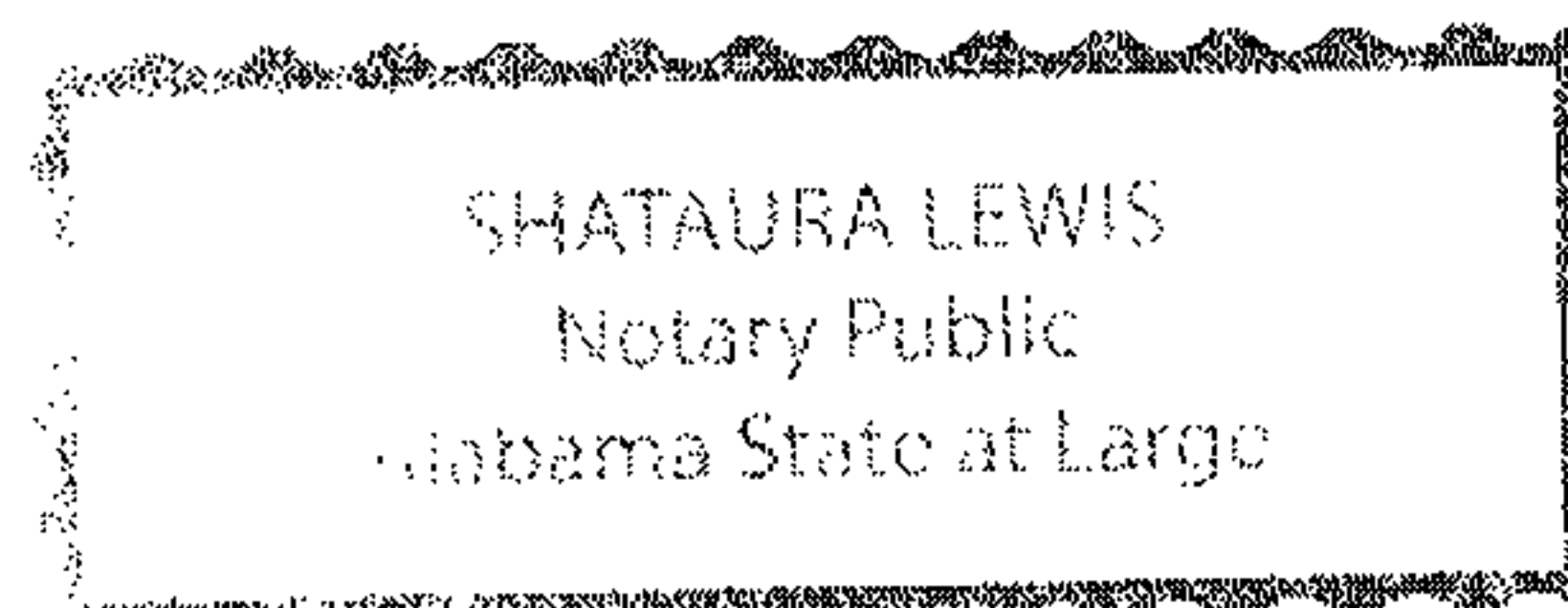
Shirley Fay Sanders
Shirley Fay Sanders

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shirley Fay Sanders, 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 29th day of March, 22

Shataura Lewis
Notary Public, State of Alabama
Shataura Lewis
Printed Name of Notary
My Commission Expires 6-18-25



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/06/2022 12:32:13 PM
\$70.00 CHARITY
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Allie S. Bayl