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DEEDS 1/3

Prepared by:  
Sandy F. Johnson  
3156 Pelham Parkway, Suite 2  
Pelham, AL 35124

Send Tax Notice To:  
Cory W. Spradlin  
Sarah K. Spradlin  
2523 Elizabeth Dr.  
Pelham, 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 **Twenty Seven Thousand Dollars and No Cents (\$27,000.00)** 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

**Zelda D. Walker, an unmarried person, whose mailing address is:**

5403 Sawgrass Rd., Sarasota, FL 34232

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

**Cory W. Spradlin and Sarah K. Spradlin, whose mailing address is:**

2523 Elizabeth Dr, Pelham 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: 2521 Elizabeth Dr., Pelham, AL 35124 to-wit:


See attached Exhibit A for legal description incorporated herein for all purposes.

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

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.

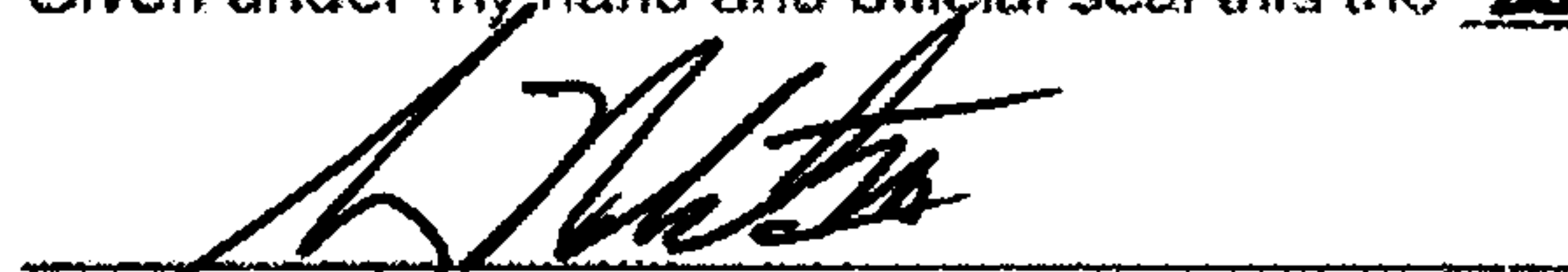
And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 26<sup>th</sup> day of April, 2022.

  
Zelda D. Walker

State of Alabama  
County of Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Zelda D. Walker, 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 26<sup>th</sup> day of April, 2022.

  
Notary Public, State of Alabama  
George Nick Autrey III  
Printed Name of Notary  
My Commission Expires: 01-16-2023



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

Begin at the NE corner of Lot 2 Royal Oaks Second Sector as recorded in Probate Office of Shelby County Map Book 7, Page 77; thence run east along extended north line of said Lot 2 a distance of 163 feet more or less to the NW corner of Lot 10 Royal Oaks First Sector as recorded in Probate Office of Shelby County Map Book 7, Page 17; thence turn an angle to the right and run southerly along the west boundary of said Lot 10, 150 feet to the SW corner of said Lot 10; thence turn an angle to the right and run westerly along the north Right of Way of Elizabeth Drive a distance of 163 feet more or less to the Southeast Corner of said Lot 2 Royal Oaks Second Sector; thence turn an angle to the right and run 150 feet to the point of beginning. This parcel located in Section 2, Township 20 S, Range 3 W, Shelby County Alabama.

**LESS & EXCEPT**

A parcel of land on Elizabeth Drive adjacent to and east of Lot 2, Royals Oaks, Second Sector, as recorded in Map Book 7, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama, said parcel being described by metes and bounds as follows:

Commence at the northeast corner of the northeast quarter of the northwest quarter of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama and run thence westerly along the north line of said Section 2 a distance of 375.90 feet to the point of beginning of the property being described, thence continue along last described course a distance of 98.00 feet to the northeast corner of said Lot 2 of Royal Oaks, Second Sector, thence turn a deflection angle of 90 degrees 00 minutes 00 seconds to the left and run southerly a distance of 59.27 feet to a point, thence turn a deflection angle of 1 degree 08 minutes 12 seconds left and continue a distance of 90.75 feet to a point on the north margin of Elizabeth Drive, thence turn a deflection angle of 88 degrees 51 minutes 48 seconds left and run easterly along said margin of said street a distance of 75.00 feet to a point, thence turn a deflection angle of 74 degrees 58 minutes 06 seconds left and run a distance of 49.52 feet to a point, thence turn a deflection angle of 10 degrees 21 minutes 21 seconds left run northerly a distance of 102.52 feet to the point of beginning.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/03/2022 12:57:42 PM  
\$55.00 CHERRY  
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*Allen S. Bayl*