

Send Tax Notice to:

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05/05/2022 11:40:32 AM
DEEDS 1/2

1 Overhill Rd
Montevallo, AL 35115

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Six Hundred Eighty-five Thousand and 00/100s Dollars (\$685,000.00)**, 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 where is acknowledged. I or we, **James L. Lucas, Jr. a single person by Pamela K. Lacey his Attorney-in-Fact** (herein referred to as grantor, whether one or more) whose mailing address is 1241 Berwick Rd, Birmingham, AL 35242 grant, bargain, sell and convey unto, **Russell Byron Berry and April Leanne Berry** herein referred to as grantees) whose mailing address is 1 Overhill Rd, Montevallo, AL 35115 for and during their joint lives as joint tenants 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, having an address: **1 Overshill Road, Montevallo, AL 35115** to wit:

A parcel of land located in Section 7, Township 22 South, Range 2 West, Shelby County, Alabama; Commence at the NE corner of the SE¼ of the NW¼ of Section 7, Township 22 South, Range 2 West; thence S 37° 49' E 39.78 feet; thence S 81° 39' 27" E 186.35 feet; thence S 25° 27' E 185.9 feet to an iron, the point of beginning; thence S 64° 35' W 170.93 feet; thence S 79° 04' W 300.0 feet to an iron in East right of way of Overhill Road; thence S 25° 30' 30" E 75.0 feet to an iron on East right of way of Overhill Road; thence S 25° 27' 22" E 282.94 feet to an iron on East right of way of Overhill Road; thence N 64° 40' E 461.0 feet to an iron; thence S 22° 05' E 259.7 feet to an iron on North right of way of Woodfield Road; thence N 70° 05' E along road chord of 255.58 feet (said road curve has a central angle of 14°52' a radius of 955.53 feet, degree of curve 6°00') to an iron; thence N 77° 31' E along the North boundary of Woodfield Road 30.0 feet to an iron; thence N 12° 29' W 432.0 feet to an iron; thence N 82° 10' W 198.58 feet to an iron; thence S 77° 04' 35" W 202.62 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$685,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 the 4 day of May, 2022
James L. Lucas, Jr. by Pamela K Lacey his Attorney-in-Fact
James L. Lucas, Jr. by Pamela K. Lacey his Attorney-in-Fact

STATE OF Alabama Jefferson COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **James L. Lucas, Jr. by Pamela K. Lacey his Attorney-in-Fact** 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 this conveyance, she as Attorney-in-Fact executed the same voluntarily and with full authority.

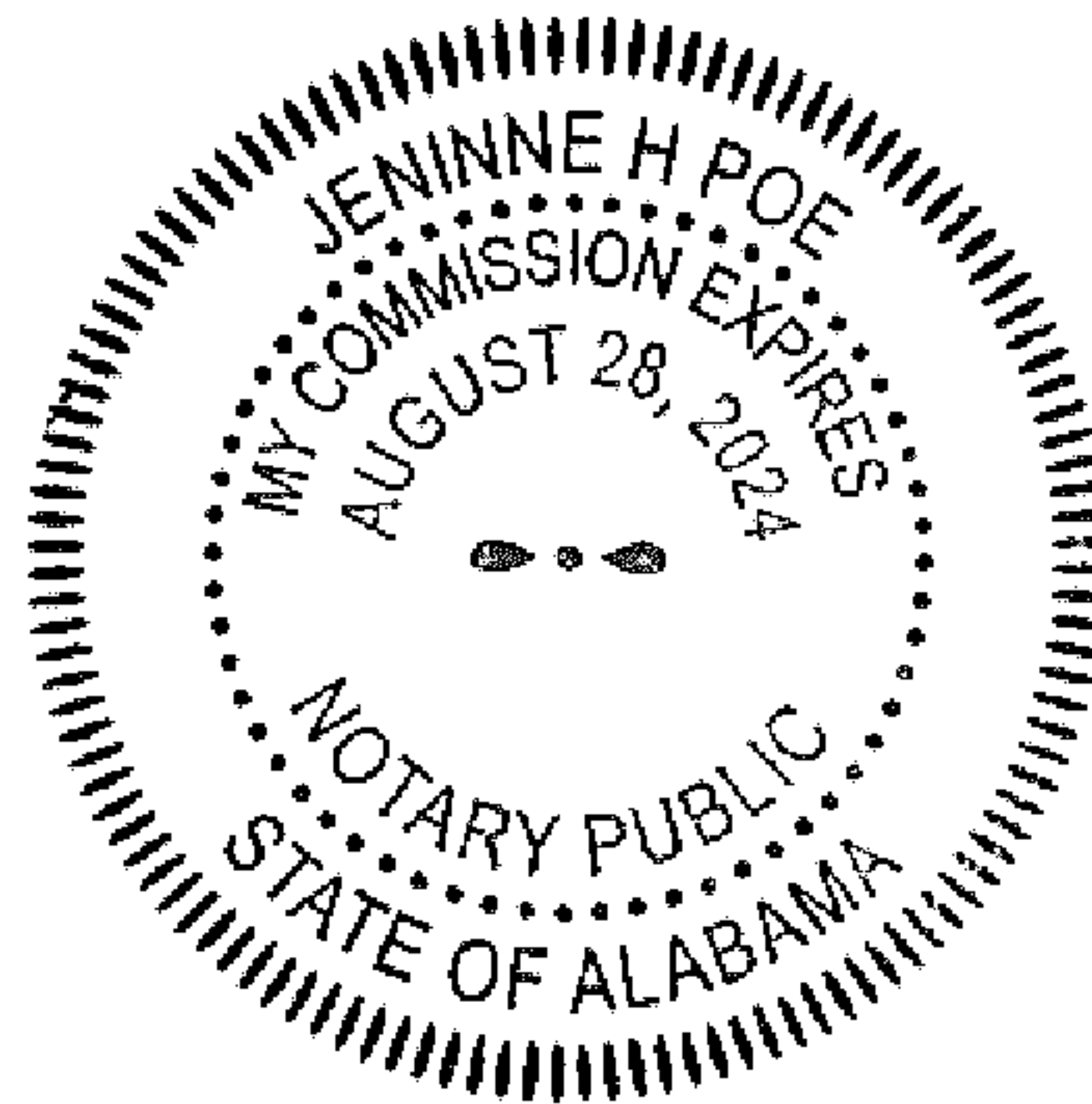
WITNESS my hand and official seal in the county and state aforesaid this the 4th day of May, 2022

My Commission Expires: 8.28.2024

Jeninne H Poe
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3131



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/05/2022 11:40:32 AM
\$26.00 JOANN
20220505000184760

Allie S. Bayl