

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-28280

Send Tax Notice To: Michael Kennedy
April Kennedy
291 Millers Farm Rd.
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Seventy Nine Thousand Nine Hundred Dollars and No Cents (\$179,900.00)**, 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, **Pamela D. Kreie, a married woman, Nancy Rape, a single woman, and Veronica K. Walton Johnson, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Kennedy and April Kennedy**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Veronica K. Walton and Veronica K. Walton Johnson are one and the same person.

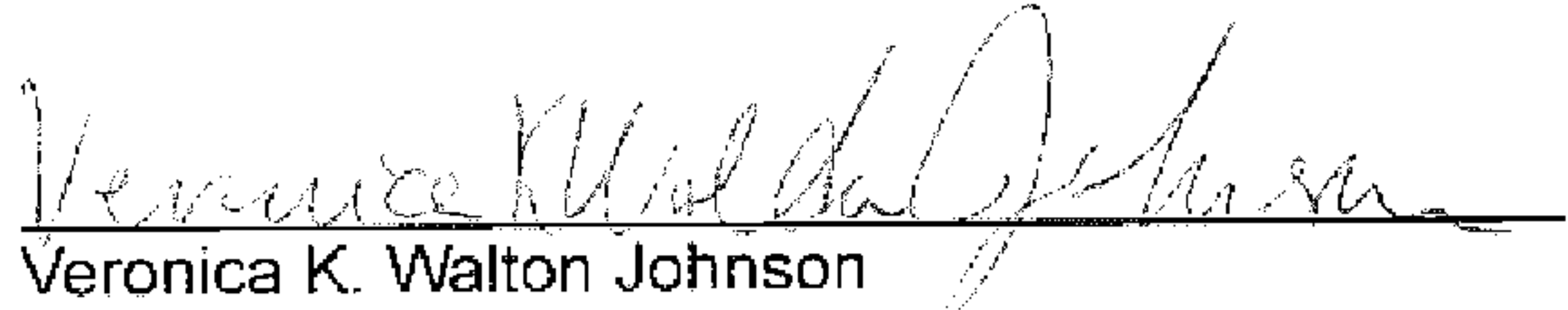
Property constitutes no part of the homestead of the grantors herein or their spouses.

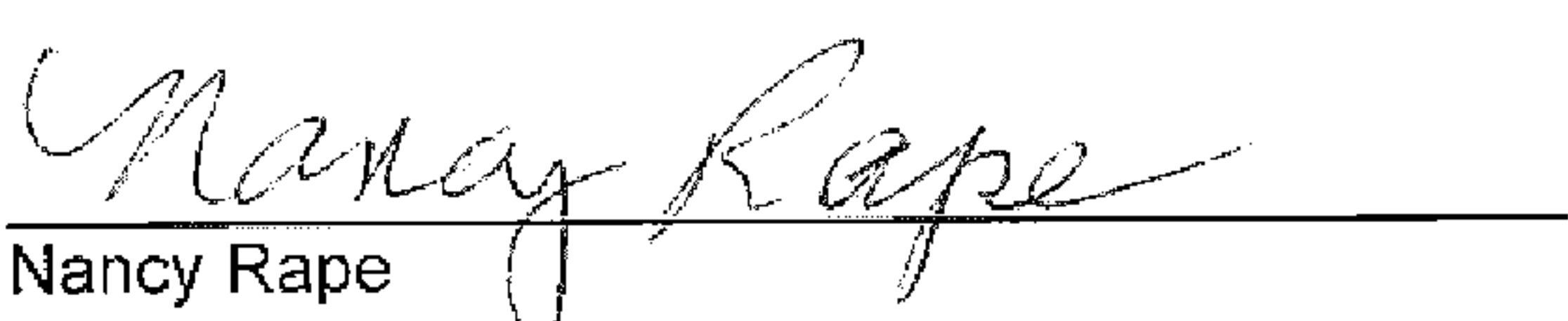
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18th day of May, 2022.


Veronica K. Walton Johnson


Nancy Rape

State of Alabama

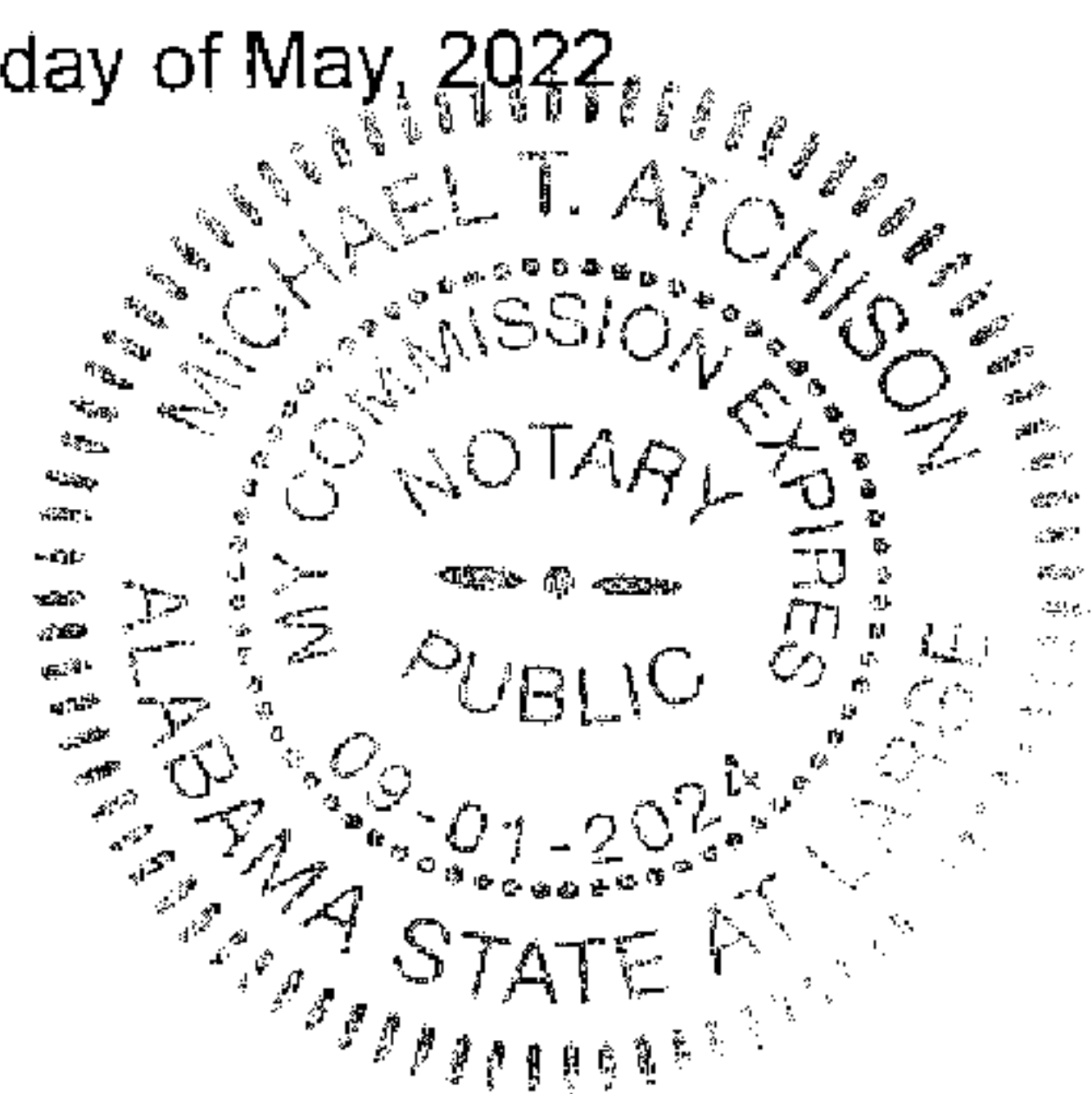
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Veronica K. Walton Johnson and Nancy Rape, 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 18th day of May, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

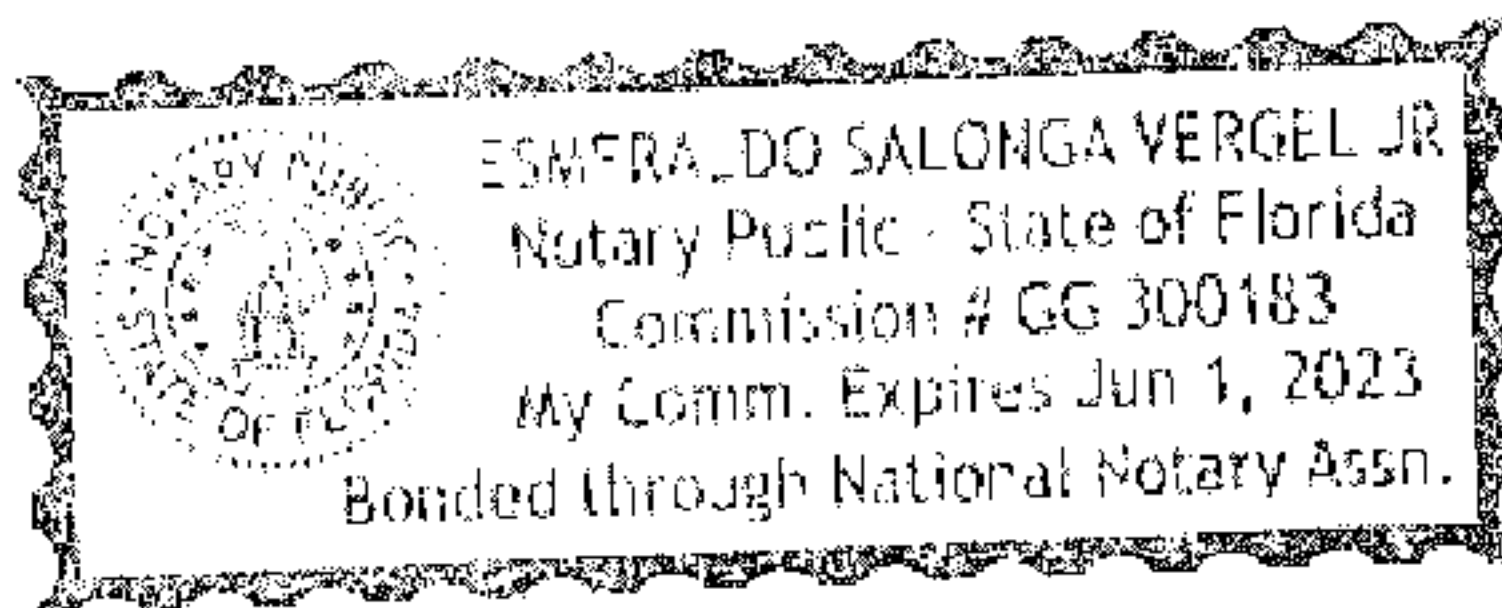



Pamela D. Kreie

STATE OF FL
COUNTY OF DUVAL

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Pamela D. Kreie, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of MAY 2022.



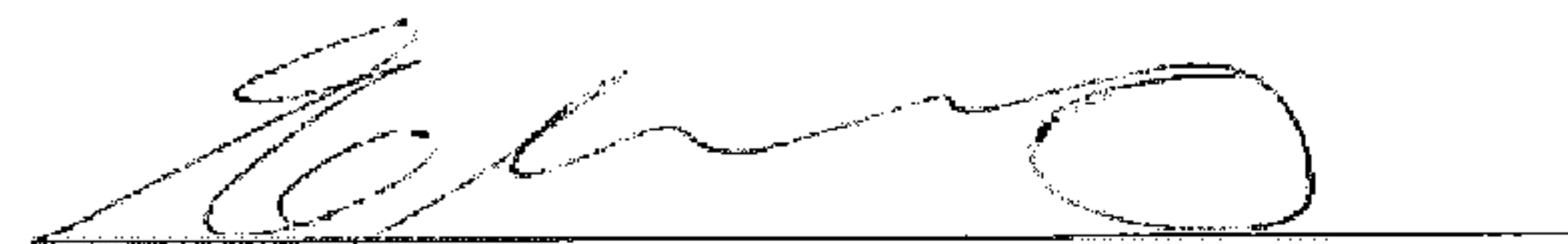

Notary Public
My Commission Expires JUNE 1, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, being more particularly described as follows:

Commence at the Northeast corner of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, thence run West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 443.09 feet to a point; thence run South, parallel to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ section a distance of 533.05 feet to a point; thence run West, parallel to the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 443.09 feet to a point; said point being the Northwest corner of the Harry Rape Property; said point being the POINT OF BEGINNING of the property herein described; thence run South, parallel to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 527.70 feet to a point; said point being 210.00 feet North of the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section ; thence run West, parallel to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 442.02 feet, more or less, to the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 527.70 feet to a point; thence run East, parallel to the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 442.02 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO, an easement for ingress and egress 20 feet wide, being 10 feet on either side of a line described as follows:

Commence at the SE corner of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 32, Township 21 South, Range 1 East, and run North along the East line a distance of 210.00 feet; thence turn left and run West parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 10 feet to the POINT OF BEGINNING of the centerline of said easement, thence turn right and run North parallel with the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 533.06 feet; then turn left and run West parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 886.18 feet to the end point of the centerline of said easement, being the NE corner of the Alfred Rape property; being situated in Shelby County, Alabama.

Also, a right-of way for ingress and egress in favor of grantees, their heirs, successors, and assigns, forever, extending 20 feet in width extending from the Northern boundary of Mooney Road, North over the East 20 feet of the South 210 feet, more or less, of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32, Township 21 South, Range 1 East, more particularly described as follows:

Commence at a point where the Northern boundary of Mooney Road intersects the Eastern boundary of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ and run thence North along the Eastern boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet, more or less, to a point on the Southern boundary of property presently owned by Grantors; thence turn to the left and run Westerly along property presently owned by grantors a distance of 20 feet to a point; thence turn to the left and run Southerly parallel with the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 210 feet, more or less, to a point on the Northern boundary of Mooney Road; thence turn to the left and run Easterly along the Northern boundary of Mooney Road a distance of 20 feet, to point of beginning.

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2022 09:03:09 AM
\$213.00 JOANN
20220519000204180