

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2022-04-6524
Documentary Evidence: Sales Contract

Send Tax Notice To:
Michael James Reid and
Britney Nicole Reid
16201 Highway 145
Shelby, AL 35143
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty-One Thousand and 00/100 Dollars (\$81,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **J David Compton, an unmarried individual and Nina C. Thomasson, a married individual**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Michael James Reid and Britney Nicole Reid**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

SEE ATTACHED EXHIBIT A

The above described property does not constitute the homestead of the Grantor nor that of her spouse.

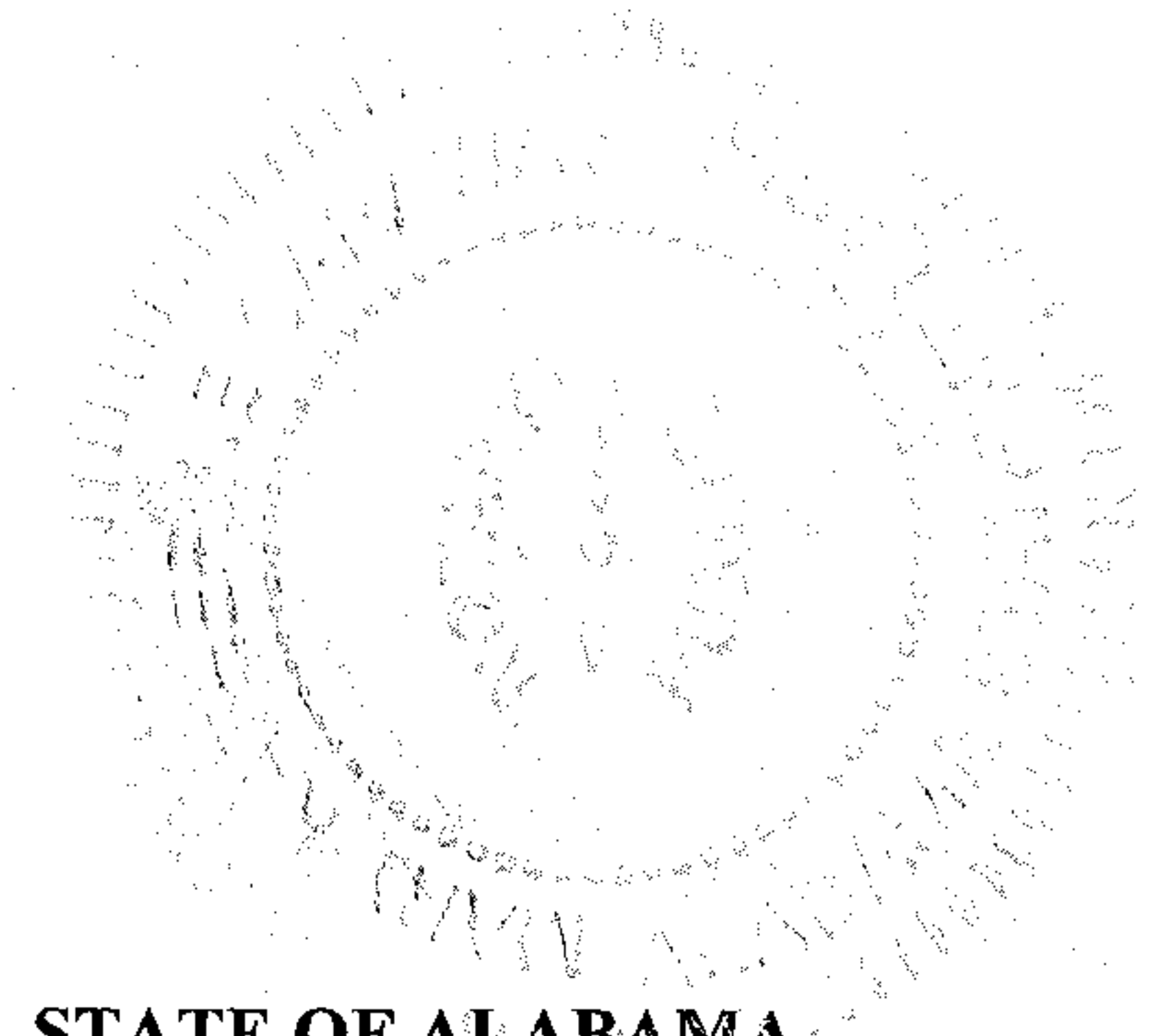
\$85,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the even 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, successors, and assigns of the Grantees herein shall take as tenants in common.

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 12th day of May, 2022.



J David Compton (Seal)
J David Compton

Nina C. Thomasson (Seal)
Nina C. Thomasson

STATE OF ALABAMA
COUNTY OF Mobile

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **J David Compton and Nina C. Thomasson**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 12th day of May, 2022.

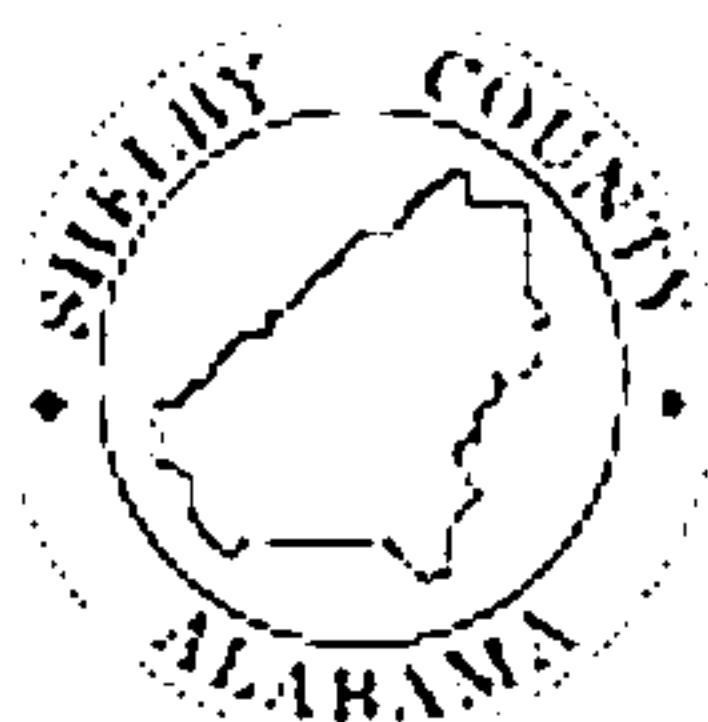
Mary Katherine Caraway
Notary Public
My Commission Expires:

Grantors' Mailing Address:
6310 Hillcrest Oaks Drive
Mobile, AL 36693

EXHIBIT "A"

Commence at a fence intersection being the Northeast corner of the Southwest one-fourth of the Northeast one-fourth of Fractional Section 20, Township 24 North, Range 15 East, Shelby County, Alabama; thence proceed North 90 deg. 00 min. 00 sec. West along the North boundary of said quarter-quarter section for a distance of 587.95 feet to a point on the Easterly right-of-way of Alabama Highway 145; thence proceed South 07 deg. 42 min. 07 sec. West along the Easterly right-of-way of said highway for a distance of 107.84 feet to a 6' x 6' concrete right-of-way monument (Sta 129 + 22.24), said point being the point of beginning. From this beginning point proceed South 40 deg. 00 min. 00 sec. East for a distance of 320.00 feet (set 1/2' rebar CA-0114-LS); thence proceed South 33 deg. 45 min. 45 sec. West for a distance of 277.93 feet (set 1/2' rebar CA-0114-LS) being a point on the shoreline of Lay Lake; thence proceed North 73 deg. 26 min. 14 sec. West along the shoreline of Lay Lake for a distance of 50.75 feet; thence proceed North 52 deg. 17 min. 21 sec. West along the shoreline of Lay Lake for a distance of 52.24 feet; thence proceed North 42 deg. 08 min. 58 sec. West along the shoreline of Lay Lake for a distance of 74.29 feet; thence proceed North 30 deg. 09 min. 16 sec. West along the shoreline of Lay Lake for a distance of 65.28 feet; thence proceed North 19 deg. 37 min. 06 sec. West along the shoreline of Lay Lake for a distance of 34.76 feet (set 1/2' rebar CA-0114-LS) to its point of intersection with the Easterly right-of-way of said Alabama Highway 145; thence proceed North 24 deg. 59 min. 23 sec. East along the Easterly right-of-way of said highway for a distance of 314.98 feet to the point of beginning.

The above described land is located in the Southwest one-fourth of the Northeast one-fourth of Section 20, Township 24 North, Range 15 East, Shelby County, Alabama. According to the survey dated 15th day of March, 2022, by James M. Ray, Ala. Reg. No. 18383.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/24/2022 10:02:25 AM
\$109.00 JOANN
20220524000209530

Allen S. Bayl