

This Instrument was Prepared by:

Lauren N. Smith, Esquire  
For National Title & Appraisal, Inc  
2880 Crestwood Blvd  
Irondale, AL 35210  
File No.: 222448

Send Tax Notice To:

Tiffany S. Quarfordt and Steven Quarfordt  
1446 Dunnavant Valley Rd.  
Birmingham, AL 35242

1/2 Tax Assessed Value: \$113,445.00

## 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 **Ten Dollars and No Cents (\$10.00)**, 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, **David Satterwhite a/k/a David Keith Satterwhite, a \_\_\_ man, whose mailing address is 1446 Dunnavant Valley Rd., Birmingham, AL 35242** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steve Quarfordt, Tiffany S Quarfordt a/k/a Tiffany Michelle Satterwhite, whose mailing address is 1446 Dunnavant Valley Rd., Birmingham, AL 35242** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 1446 Dunnavant Valley Rd., Birmingham, AL 35242**; to wit;

The following described real estate situated in Shelby County, Alabama, to-wit:

Parcel "A"

Commence at the Northwest corner of the North ½ of the Northwest 1/4 of the Southeast 1/4 of Section 34, Township 18 South, Range 1 West and run North 87 degrees 48 minutes 35 seconds East for 269.24 feet to the point of beginning; thence continue along the last stated course for 843.75 feet to a point on the Westerly right of way line of Dunnavant Valley Road; thence run South 14 degrees 15 minutes 07 seconds West along said right of way line for 345.11 feet to a point; thence run South 88 degrees 13 minutes 16 seconds (West) for 756.05 feet to a point; thence run North 0 degrees 26 minutes 12 seconds West for 325.72 feet to the point of beginning. According to the survey of Robert O. Blain, AL Reg. No. 9789, dated September 21, 1996.

Subject to a thirty (30) foot easement across South side of this property for ingress and egress to property lying West of the above described property.

Parcel "B"

Commence at the Northwest corner of the N ½ of the NW 1/4 of the SE 1/4 of Section 34, Township 18 South, Range 1 West and run North 87 degrees 48 minutes 35 seconds East for 269.24 feet to a point; thence run South 0 degrees 26 minutes 12 seconds East for 162.86 feet to a point; thence South 88 degrees 00 minutes 37 seconds West for 269.24 feet to a point; thence run North 0 degrees 25 minutes 39 seconds West for 161.90 feet to the point of beginning. According to the survey of Robert O. Blain, AL Reg. No. 9789, dated September 21, 1996.

Subject to a thirty (30) foot easement across South side of this property for ingress and egress to property lying West of the above described property.

Parcel "C"

Commence at the Northwest corner of the N ½ of the NW 1/4 of the SE 1/4 of Section 34, Township 18 South, Range 1 West, and run South 0 degrees 25 minutes 39 seconds East for 161.90 feet to the point of

beginning; thence continue along the last stated course for 161.90 feet to a point; thence run North 88 degrees 13 minutes 16 seconds East for 269.24 feet to a point; thence run North 0 degrees 26 minutes 12 seconds West for 162.86 feet to a point; thence run South 88 degrees 00 minutes 37 seconds West for 269.24 feet to the point of beginning. According to survey of Robert O. Blain, AL Reg. No. 9789, dated September 21, 1996. Subject to a thirty (30) foot easement across South side of this property for ingress and egress to property lying West of the above described property.

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

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 18<sup>th</sup> day of May, 2022.

David K. Satterwhite

David Satterwhite a/k/a David Keith Satterwhite

State of Alabama

County of Jefferson

I, Lauren Nicole Smith a Notary Public in and for the said County in said State, hereby certify that \ David Satterwhite a/k/a David Keith Satterwhite, 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.

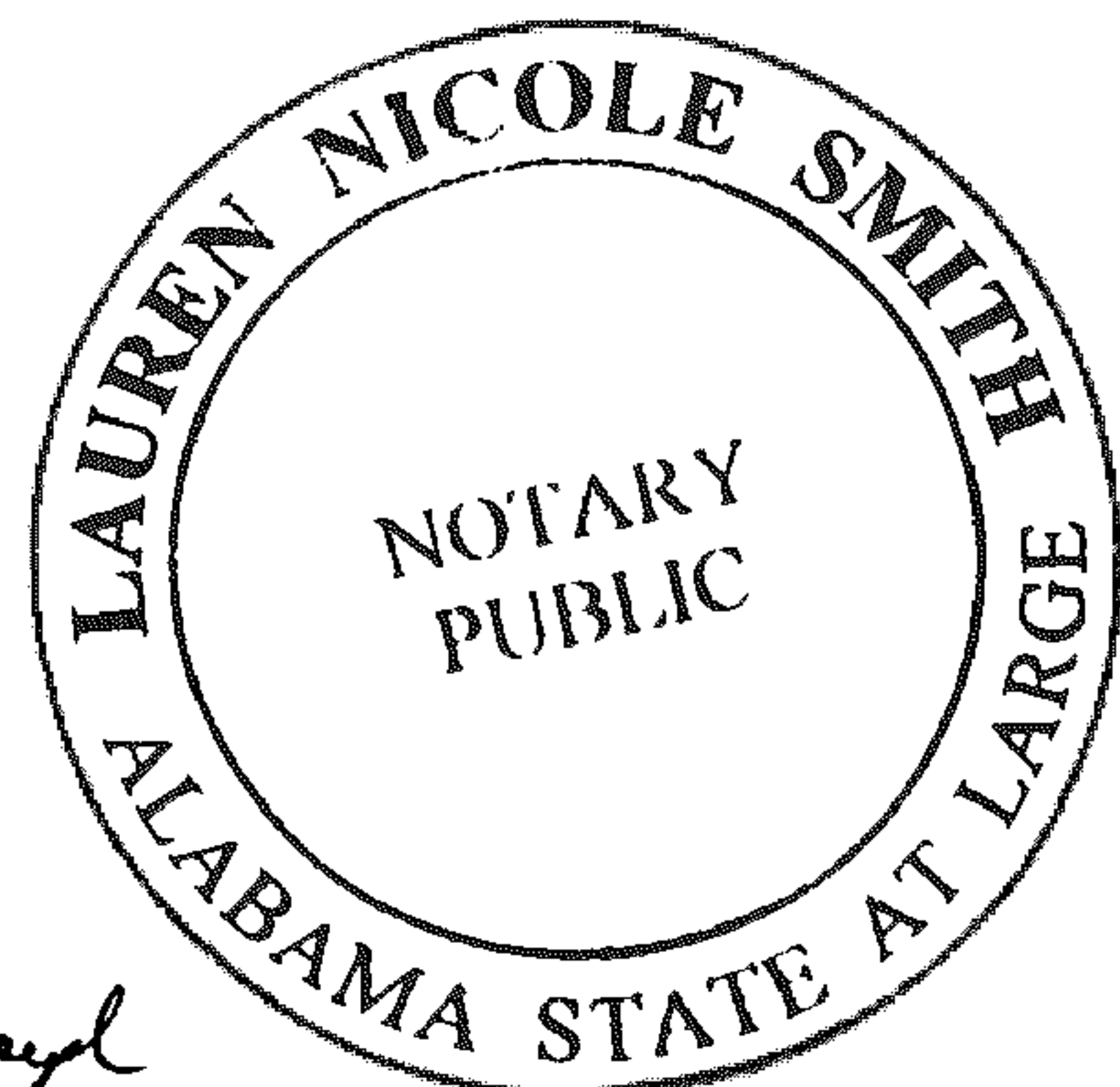
Given under my hand and official seal this the 18<sup>th</sup> day of May, 2022.

Lauren Nicole Smith

Notary Public, State of \_\_\_\_\_

My Commission Expires: 2/1/24

**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/25/2022 12:03:02 PM**  
**\$139.50 JOANN**  
**20220525000211710**



*Alli S. Beryl*

