

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

Send Tax Notice To:
Lorie A. McRee
James R. McRee
30906 Hwy 25 N
Wilsonville, AL 35186

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Eighty Two Thousand Dollars and No Cents (\$282,000.00)** 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

Joshua E. Gibson and Nicole Kaylene Gibson, a married couple, whose mailing address is:

30906 Hwy 25 N, Wilsonville, AL 35186

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

Lorie A. McRee and James R. McRee, whose mailing address is:

1140 Village Trail, Calera, AL 35040

(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: 30906 Hwy 25 N, Wilsonville, AL 35186 to-wit:

Commence at the NW corner of Section 6, Township 21 South, Range 2 East (Gun barrel found in place); thence run Southerly along the West boundary line of said Section 6 a distance of 1313.43 feet to a point; thence turn an angle of 87 degrees 19 minutes 01 seconds to the left and run Easterly a distance of 632.37 feet to a point on the Eastern right of way line of Alabama Highway No. 25 (iron found in place); thence turn an angle of 61 degrees 55 minutes 07 seconds to the left and run Northeasterly along said Eastern right of way line of said Alabama Highway No. 25, a distance of 311.52 feet to a re-bar at the Northwest corner of the William Ray property (Real Book 025, Page 671) which is the Point of Beginning of the parcel of land herein described; thence continue along said Eastern right of way line of Alabama Highway No. 25 and along the same line of direction, a distance of 151.36 feet to a point; thence turn an angle 91 degrees 23 minutes 17 seconds to the right and run Southeasterly a distance of 213.00 feet to a point; thence turn an angle of 89 degrees 56 minutes 11 seconds to the right and run Southwesterly a distance of 83.12 feet to a point; thence turn an angle of 57 degrees 39 minutes 29 seconds to the right and run Westerly a distance of 55.27 feet to a point; thence turn an angle of 58 degrees 58 minutes 57 seconds to the left and run Southwesterly and parallel to the right of way of Alabama Highway No. 25, a distance of 10.0 feet to a point; thence turn an angle of 58 degrees 58 minutes 57 seconds to the right and run Westerly a distance of 20.60 feet to a point; thence turn an angle of 25 degrees 32 minutes 19 seconds to the right and run Northwesterly a distance of 146.66 feet to the point of beginning. Said parcel is lying in the NW 1/4 of NW 1/4, Section 6, Township 21 South, Range 2 East, Shelby County, Alabama. According to the Survey dated April 1, 1994 of Lew H. King, Jr. L.S. 12487.

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

\$225,600.00 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

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.

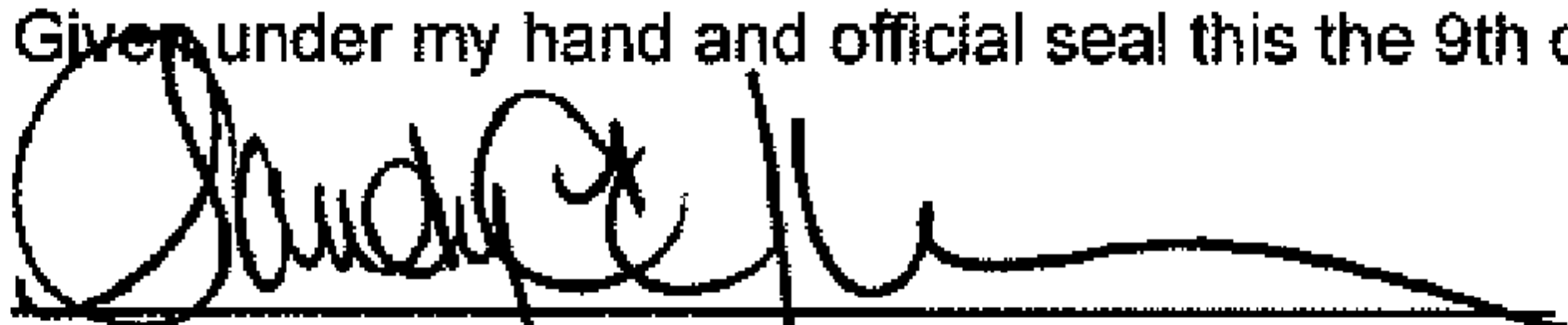
IN WITNESS WHEREOF I(we) have hereunto set my (our) hand(s) and seal(s), this 9th day of June, 2022.

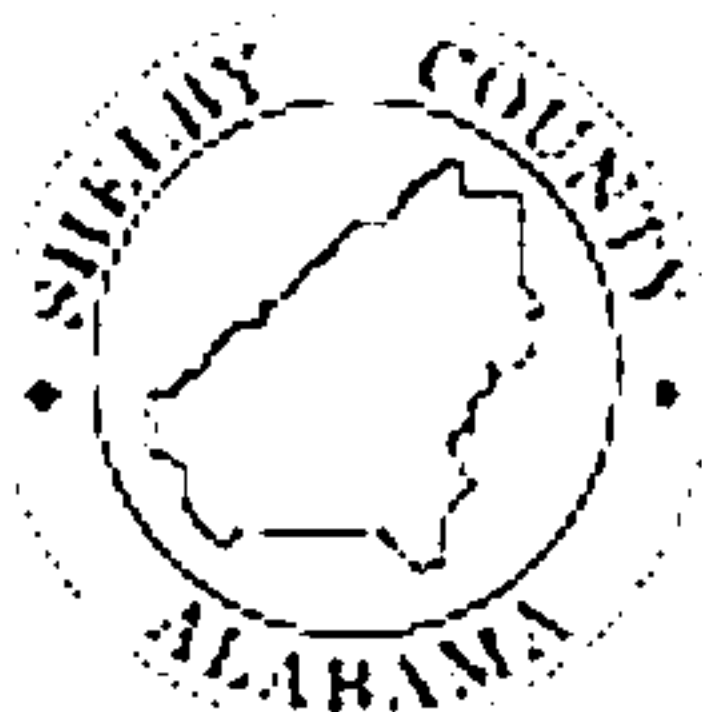
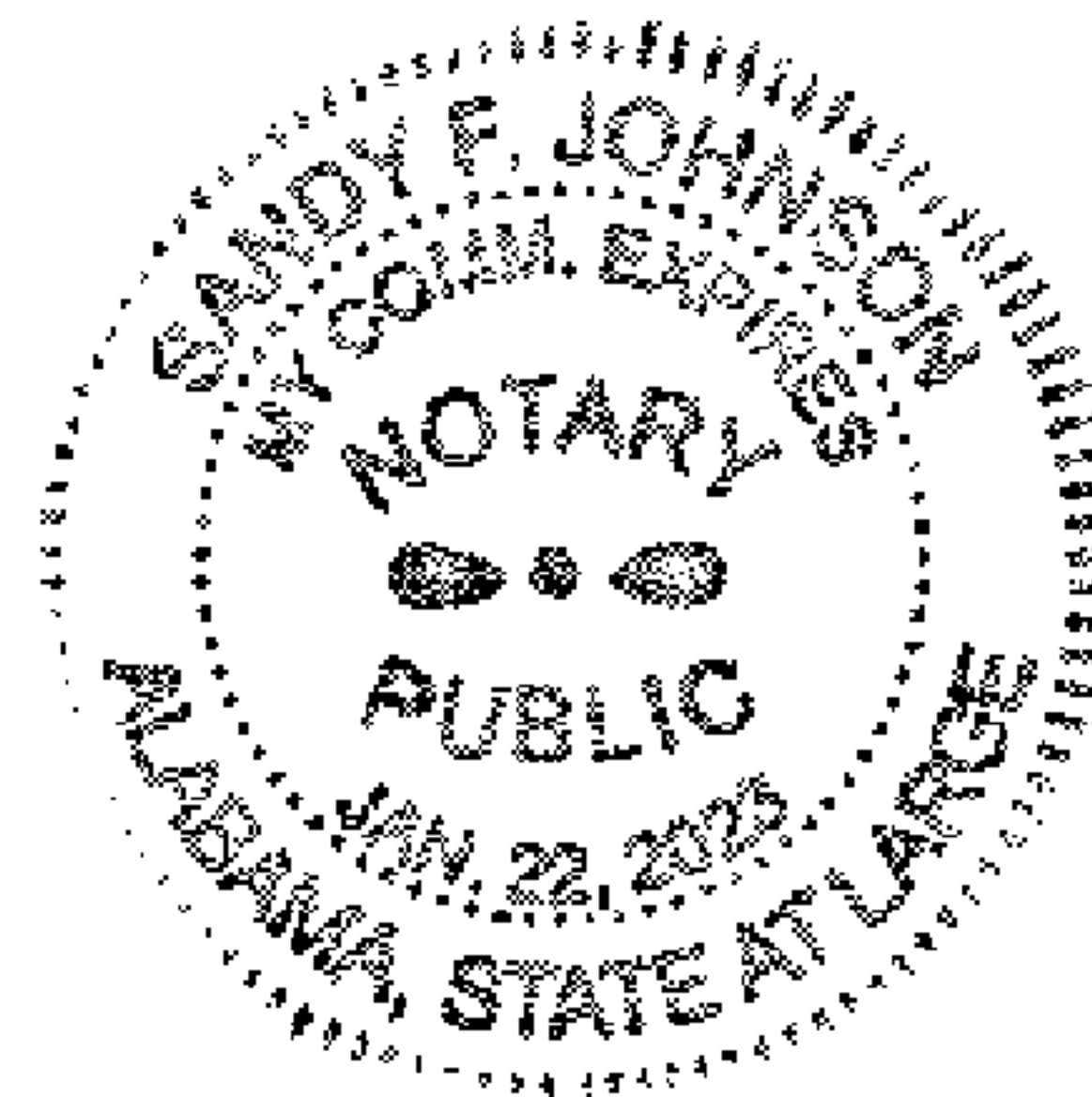

Joshua E. Gibson


Nicole Kaylene Gibson

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joshua E. Gibson and Nicole Kaylene Gibson, 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 9th day of June, 2022.


Notary Public, State of Alabama
Sandy F. Johnson
Printed Name of Notary
My Commission Expires: January 22, 2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2022 01:09:51 PM
\$81.50 JOANN
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