

This Instrument was Prepared by:

Send Tax Notice To: Mark D Gambill
Emily J Gambill

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

129 Windwood Circle
Alabaster AL 35007

File No.: MV-22-28422

**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 **Three Hundred Forty Thousand Dollars and No Cents (\$340,000.00)**, 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, **Terri Lynn Minor**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark D Gambill and Emily J Gambill**, (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 taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantor herein or her spouse.

\$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 27th day of June, 2022.

Terri Lynn Minor
Terri Lynn Minor

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Terri Lynn Minor, 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 27th day of June, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

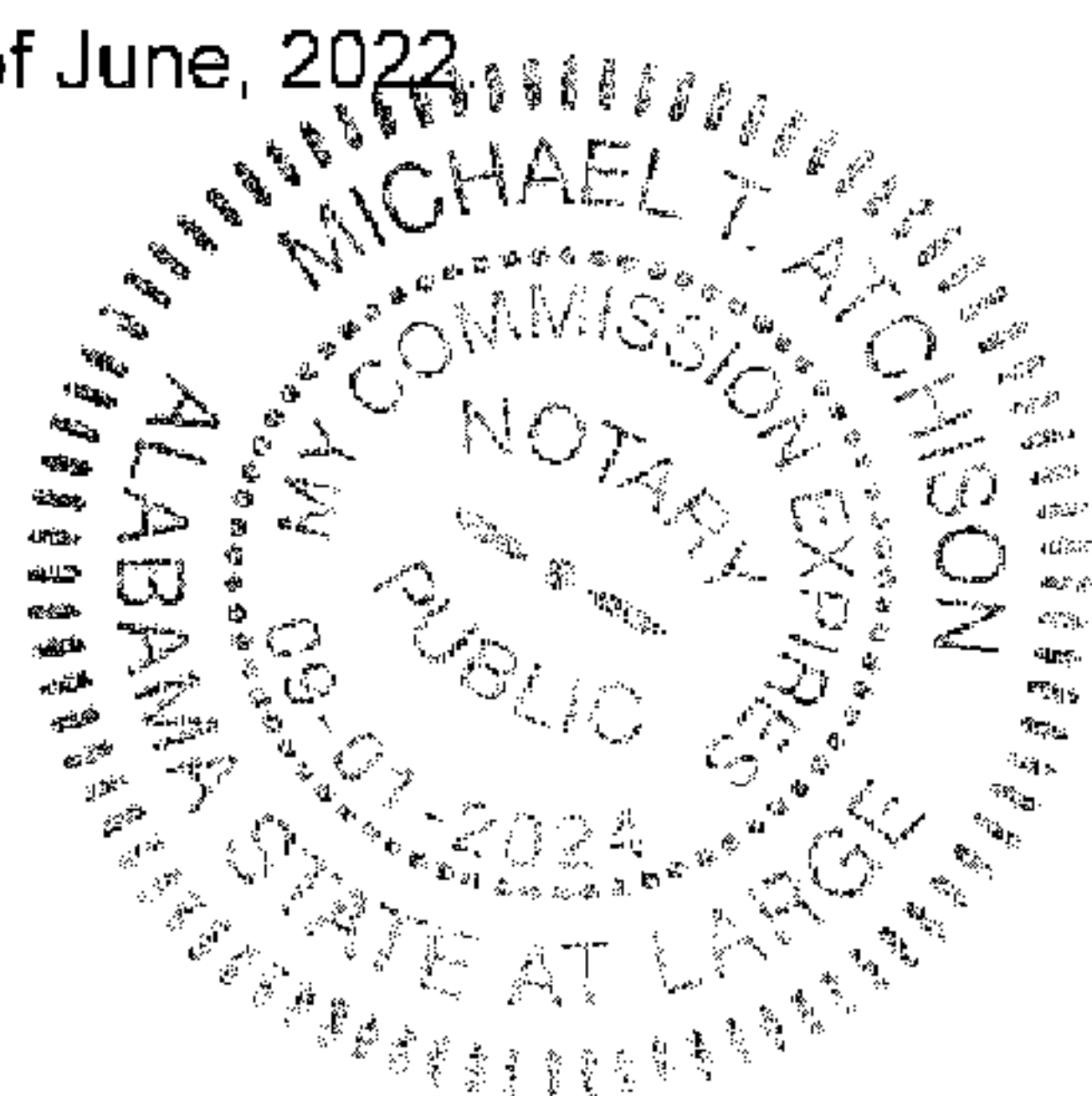


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the West one-half of the West one-half of Section 15, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:
Begin at the Southwest corner of Section 15, Township 21 South, Range 2 West and run in a Southeasterly direction along the Southern boundary line of Section 15 for a distance of 654.90 feet; thence deflect left 93°12'30" and run in a Northerly direction for a distance of 2548.45 feet to a point on the southerly right-of-way line of County Highway No. 26 (Saginaw Cut-off); thence deflect left 81°13'20" and run along said right-of-way line in a Northwesterly direction for a distance of 206.87 feet to the beginning of a curve to the left, said curve having a radius of 3779.72 feet, a central angle of 06°50'48" a chord length of 451.40 feet and a deflection angle left of chord of 03°25'24"; thence run along arc of said curve and said right-of-way line in a Northwesterly direction for a distance of 451.67 feet to a point on the Western boundary line of Section 15; thence deflect left 95°21'15" from chord of said curve and run in a Southerly direction along the western boundary line of Section 15 for a distance of 2685.48 feet to the Point of Beginning, according to the Survey of Jon P. Strength, PLS Alabama Registration No. 21181, dated June 15, 2001

