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06/28/2022 02:30:56 PM

Prepared by:
Cassy L. Dailey
3156 Pelham Parkway, Suite 2
Pelham, AL 35124

DEEDS 1/2

Send Tax Notice To:
Mark Steven McGill
Judy Marie McGill
~~3170 Hwy 71, Shelby, AL 35143~~ 104 Heather Lane
~~Shelby, AL 35143~~ Pelham, AL 35124

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Five Thousand Dollars and No Cents (\$85,000.00)** 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

Ricky Allen Partridge, a married man, whose mailing address is:

30 Edy Lane, Shelby, AL 35143

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

Mark Steven McGill and Judy Marie McGill, whose mailing address is:

104 Heather Lane, Pelham, AL 35124

(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: 3170 Hwy 71, Shelby, AL 35143 to-wit:

See attached Exhibit A for legal description incorporated herein for all purposes.

Kim L. Ely, Co-Grantee in that certain deed filed in the Judge of Probate of Shelby County, Alabama at Instrument No. 20200519000199110 is deceased and died on or about November 20, 2021.

The property herein conveyed is not the homestead of the Grantor, nor that of his spouse, nor is it contiguous hereto.

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

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 23rd day of June, 2022.


Ricky Allen Partridge

State of Alabama
County of Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ricky Allen Partridge, 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 23rd day of June, 2022.

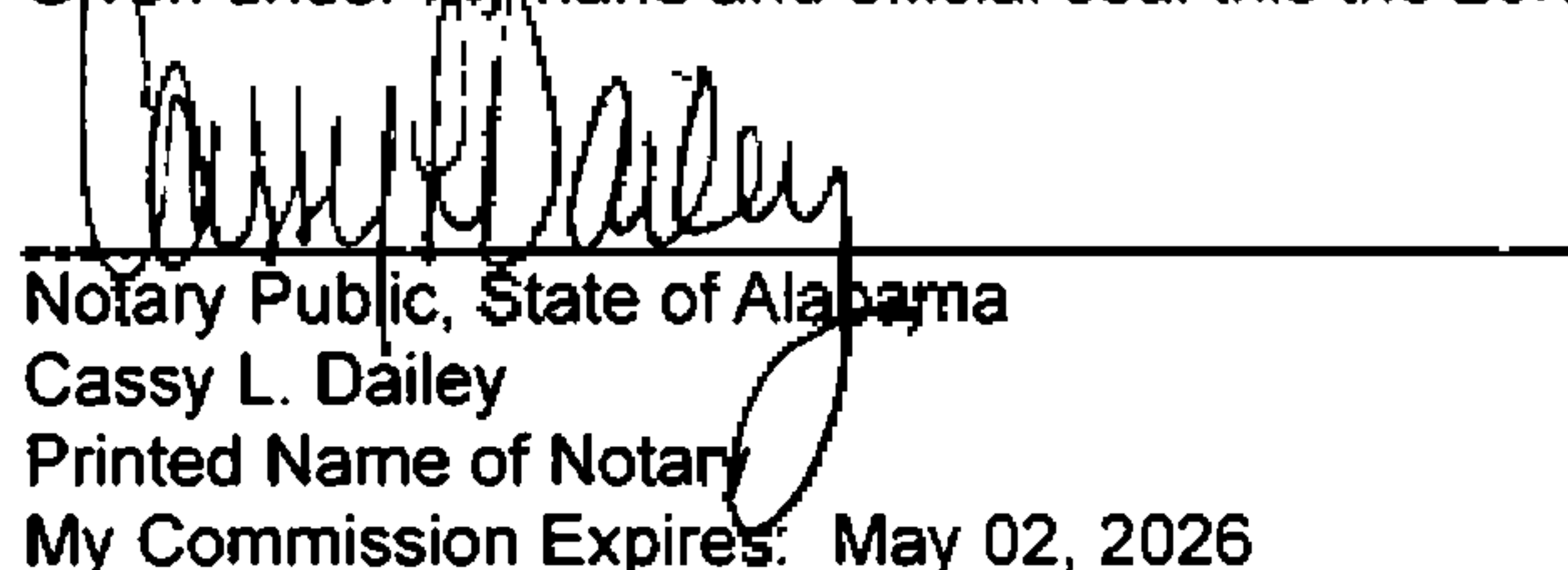
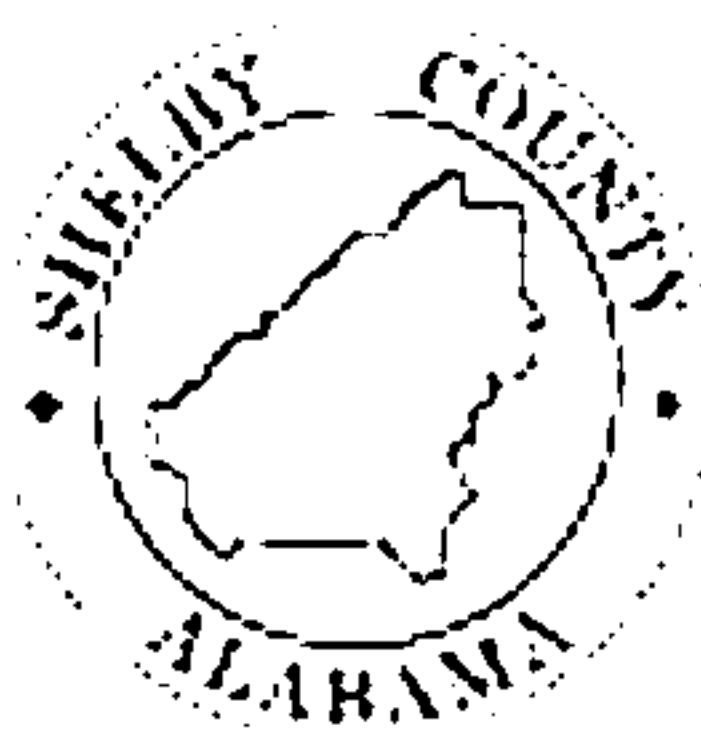

Notary Public, State of Alabama
Cassy L. Dailey
Printed Name of Notary
My Commission Expires: May 02, 2026



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, including Lots 36, 37, 38 of Coosa River Estates, as recorded in Map Book 4, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama. Commence at thence SE corner of Lot 39 of above said Coosa River Estates; thence North 00 degrees 25 minutes 27 seconds West, a distance of 167.73 feet to the point of beginning; thence North 00 degrees 28 minutes 39 seconds East, a distance of 148.97 feet; thence North 65 degrees 37 minutes 05 seconds West, a distance of 177.04; thence North 66 degrees 29 minutes 39 seconds West, a distance of 79.44 feet; thence North 40 degrees 23 minutes 37 seconds West, a distance of 92.89 feet; thence North 80 degrees 05 minutes 18 seconds West, a distance of 14.90 feet; thence South 55 degrees 51 minutes 51 seconds West, a distance of 46.37 feet; thence South 48 degrees 10 minutes 46 seconds West, a distance of 44.84 feet, thence South 48 degrees 12 minutes 09 seconds West, a distance of 232.43 feet; thence South 79 degrees 28 minutes 54 seconds East, a distance of 90.59 feet; thence South 55 degrees 08 minutes 48 seconds East a distance of 269.62 feet; thence South 64 degrees 59 minutes 32 seconds East, a distance of 69.24 feet; thence North 19 degrees 17 minutes 24 seconds East, a distance of 110.60 feet; thence South 81 degrees 39 minutes 33 seconds East, a distance of 144.45 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/28/2022 02:30:56 PM
\$110.00 JOANN
20220628000258120

Allie S. Boyd