

This Instrument was Prepared by:

Send Tax Notice To: Taylor Matthew Brown
Megan Walker Brown

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 222499

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 **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **Patricia Latta and Jack Latta, a married couple, whose mailing address is P.O. Box 1490, Pell City, AL 35125** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Taylor Matthew Brown and Megan Walker Brown, whose mailing address is 5668 Hwy 10, Montevallo, AL 35115** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 5668 Highway 10, Montevallo, AL 35115**; to wit;

Parcel A:

That part of the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West Shelby County, Alabama, containing 1.33 acres, more or less, and being more particularly described as follows: Commencing at the Southeast corner of the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, a 2 inch open pipe found; thence run West along and with the South Quarter-Quarter Section line 390.93 feet to the Point of Beginning, a ½ inch iron pin set; thence continue West along the previous course 225.90 feet to a ½ inch iron pin set; thence turn a left interior angle of 89 degrees, 45 minutes, 40 seconds and run Northerly 255.55 feet to a 3/8 inch iron pin found; thence turn a left interior angle of 90 degrees, 05 minutes, 46 seconds and run Easterly 227.97 feet to a ½ inch iron pin set; thence turn a left interior angle of 89 degrees, 26 minutes, 15 seconds and run Southerly 255.00 feet to the Point of Beginning, making a closing interior angle of 90 degrees, 42 minutes, 19 seconds.

Parcel B:

That part of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West; Shelby County, Alabama, containing 2.30 acres, more or less, and being more particularly described as follows: Commencing at the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, a 2 inch open iron pipe found; thence run West along and with the South Quarter-Quarter Section line 390.93 feet to the Point of Beginning, a ½ inch iron pin set; thence continue West along the previous course 225.90 feet to a ½ inch iron pin set; thence turn a right interior angle of 90 degrees, 17 minutes, 46 seconds and run Southerly 124.69 feet to a ½ inch iron pin found; thence turn a right interior angle of 180 degrees, 00 minutes, 15 seconds and run Southerly 110.28 feet to a timber utility service pole; thence turn a right interior angle of 183 degrees, 02 minutes, 09 seconds and run Southerly 221.98 feet to a ½ inch iron pin set at a wire fence on the North line of the abandoned Columbiana to Tuscaloosa road; thence turn a right interior angle of 81 degrees, 48 minutes, 16 seconds and run Northeasterly along said North line of said abandoned road a distance of 47.11 feet; thence turn a right interior angle of 177 degrees, 55 minutes, 44 seconds and run Northeasterly, continuing along said line of said road 187.60 feet to a ½ inch iron pin set; thence turn a

right interior angle of 97 degrees, 50 minutes, 46 seconds, leaving said North line of said old road, and run Northerly 430.00 feet to the Point of Beginning, and making a closing right interior angle of 89 degrees, 05 minutes, 05 seconds.

Parcel C:

That part of the Southwest Quarter of the Northeast Quarter and the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama, containing 5.89 acres, more or less, and being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, a 2 inch open pipe found, thence run East along and with the South Quarter-Quarter Section line 421.25 feet to a 3/8 inch rebar found; thence turn a right interior angle of 270 degrees 41 minutes 32 seconds and run Southerly 481.94 feet to a 3/8 inch rebar found on the Northerly right of way line of Shelby County Highway No. 10; thence turn a right interior angle of 86 degrees, 44 minutes, 46 seconds and run Easterly along said right of way line 9.42 feet to a 3/4 inch diameter bar found at the intersection with a 20 foot easement for ingress, egress and utilities; thence run the following angles and cord distances along the centerline of said 20 foot easement; thence turn a right interior angle of 120 degrees, 20 minutes, 56 seconds and run Northeasterly 26.39 feet; thence deflect right 11 degrees, 09 minutes, 57 seconds and run Northeasterly 87.56 feet; thence deflect right 10 degrees, 55 minutes, 25 seconds and run Northeasterly 67.82 feet; thence deflect left 15 degrees, 16 minutes 16 seconds and run Northeasterly 36.96 feet; thence deflect left 28 degrees, 46 minutes, 55 seconds and run Northeasterly 33.56 feet; thence deflect left 16 degrees, 21 minutes, 42 seconds and run Northeasterly 40.21 feet; thence deflect right 12 degrees, 08 minutes, 43 seconds and run Northerly 64.14 feet; thence deflect right 18 degrees, 57 minutes, 18 seconds and run Northeasterly 63.64 feet to a 3/4 inch diameter bar found at the end of said easement; thence deflect right 72 degrees, 07 minutes, 50 seconds, and run Easterly 123.28 feet to a 1/2 inch rebar found; thence turn a right interior angle of 87 degrees, 38 minutes, 09 seconds and run Northerly 124.69 feet to a 1/2 inch iron pin set on the North Quarter-Quarter line; thence turn a right interior angle of 179 degrees, 56 minutes, 34 seconds and continue Northerly 255.55 feet to a 3/8 inch rebar found; thence turn a right interior angle of 89 degrees, 34 minutes, 18 seconds and run Westerly 172.03 feet to a 1/2 inch iron pin set; thence turn a right interior angle of 180 degrees, 11 minutes, 21 seconds and thence continue Westerly 535.00 feet to a 1/2 inch iron pin set; thence turn a right interior angle of 90 degrees, 42 minutes, 19 seconds and run Southerly 255.00 feet to the Point of Beginning, making a closing interior angle of 89 degrees, 15 minutes, 44 seconds.

The legal descriptions of all three parcels above are set out on the survey of John S. Parks, P.E. (LS#12579) dated August 28, 1995 and revised on April 13, 1996, adding Parcel C and the Flood certificate: and this property is subject to a right of way of ingress, egress and utilities, in the West half of the Northeast Quarter of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama: 60 feet wide, 30 feet on each side of the following described centerline:

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 2; thence run North 01 degree, 22 minutes, 17 seconds East along the West Quarter-Quarter line 305.96 feet; thence run South 88 degrees, 37 minutes, 43 seconds East, 934.96 feet to a point on the East line of the Tom Smitherman Property and the centerline of Gable Lane (a chert road), said point being on a clockwise curve having a delta angle of 23 degrees, 08 minutes, 33 seconds and a radius of 283.00 feet; thence turn right 67 degrees, 27 minutes, 20 seconds to tangent and run along the arc of said curve 118.35 feet to the point of tangent; thence run South 01 degree, 58 minutes, 09 seconds West 911.28 feet to a tangent to said curve along said centerline; thence run South 05 degrees, 53 minutes, 55 seconds West 130.94 feet along said centerline to the point of a clockwise curve having a delta angle of 39 degrees, 47 minutes, 22 seconds and a radius of 320.00 feet; thence run along the arc of said curve 222.23 feet; thence run South 53 degrees, 07 minutes, 44 seconds West 122.48 feet to the center of Shelby County Highway #10 and the end of said centerline.

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.

\$245,471.00 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 23 day of

June, 2022

Jack Latta
Jack Latta

State of NC

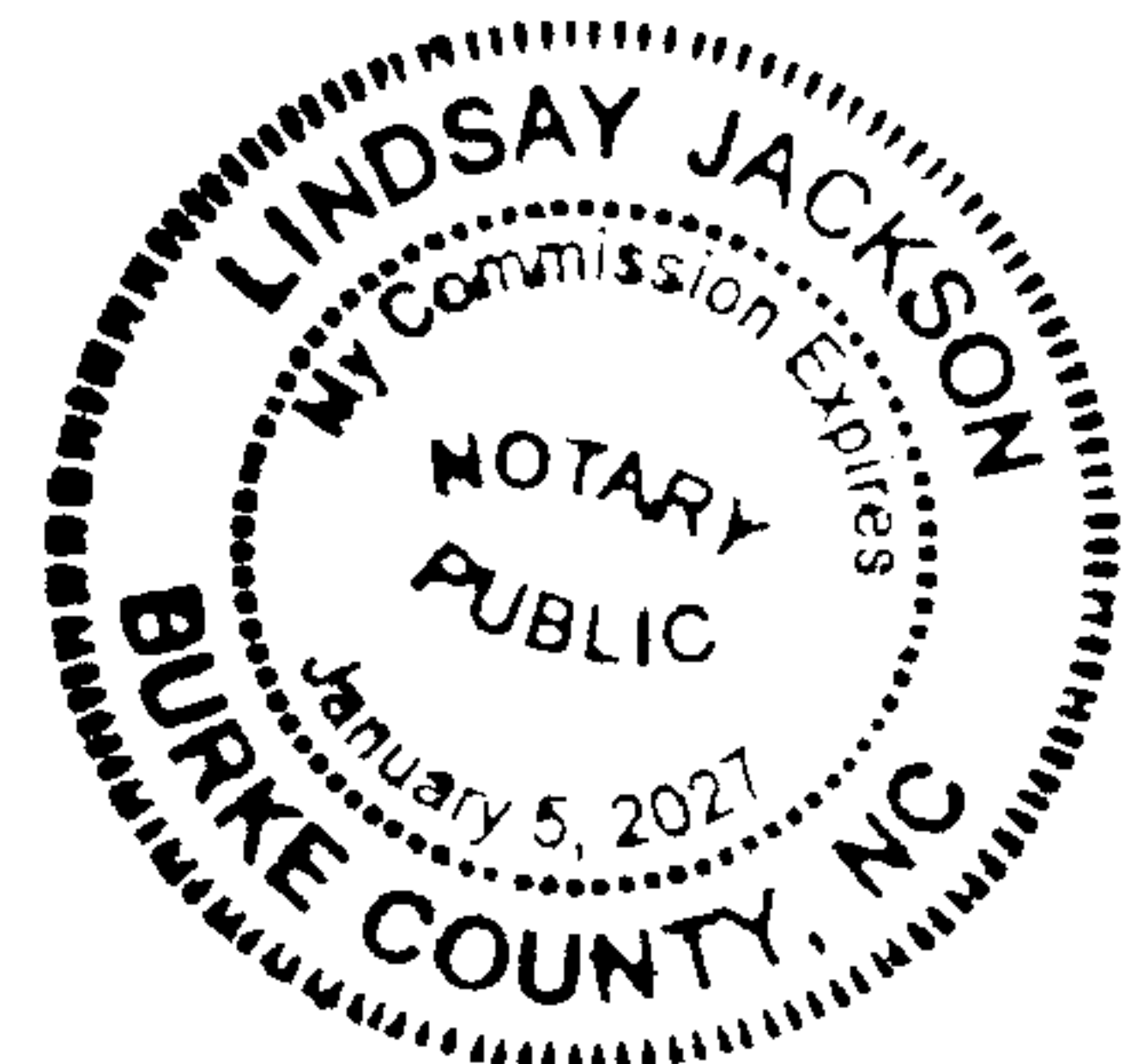
County of Buncombe

I, Lindsay Jackson a Notary Public in and for the said County in said State, hereby certify that Jack Latta, 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 23 day of June, 2022

Lindsay Jackson
Notary Public, State of NC

My Commission Expires: 11/5/27



Patricia Latta

Patricia Latta

State of ALABAMA

County of JEFFERSON

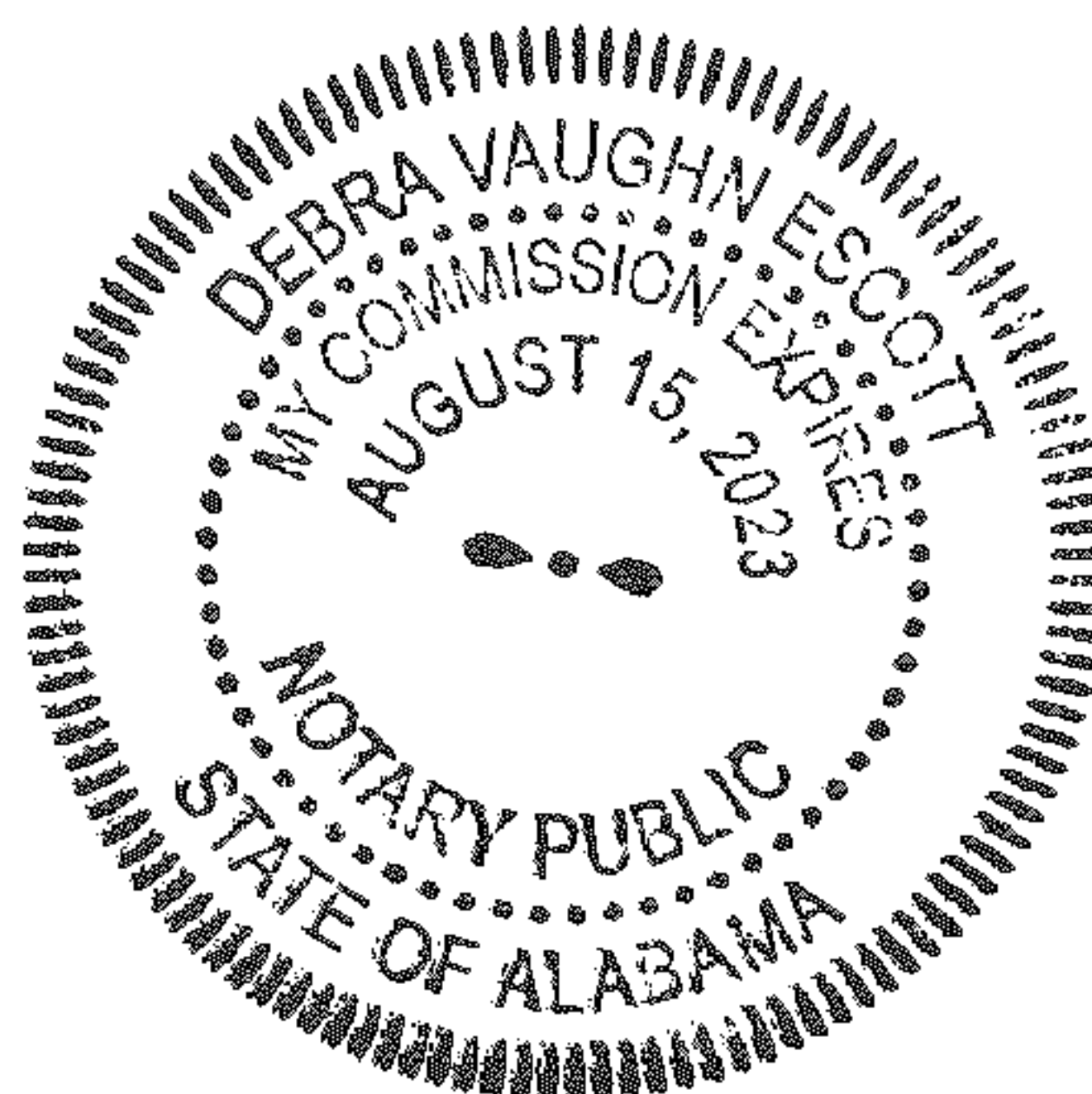
I, DEBRA VAUGHN ESCOTT, a Notary Public in and for the said County in said State, hereby certify that Patricia Latta, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21 day of JUNE, 2022

Debra Vaughn Escott

Notary Public, State of ALABAMA

DEBRA VAUGHN ESCOTT
My Commission Expires: 8/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/29/2022 02:19:25 PM
\$36.00 PAYGE
20220629000259620

Allen S. Beyle