

Send Tax Notice to:

20220713000276070
07/13/2022 11:05:30 AM
DEEDS 1/2

165 Cresthaven Dr.
Calera, AL 35040

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Fifty-five Thousand and 00/100s Dollars (\$445,000.00)**, 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 where is acknowledged. I or we, **David A. Bradshaw and Donna A. Bradshaw, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2699 16th Street Calera, AL 35040 grant, bargain, sell and convey unto, **Charles Roland Anderson and Alicia Anderson** herein referred to as grantees) whose mailing address is 165 Cresthaven Dr, Calera, AL 35040 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **SHELBY** County, Alabama, having an address: **165 Cresthaven Drive, Calera, AL 35040** to wit:

A parcel of land situated in the SE 1/4 of Section 3, Township 24 North, Range 13 East in Shelby County, Alabama and being more particularly described as follows:

Commence at the SE corner of Section 3, Township 24 North, Range 13 East; thence run in a northerly direction along the easterly boundary line of said section a distance of 1304.13 feet; thence left 86 degrees 15 minutes 03 seconds a distance of 501.80 feet to the Point of Beginning; thence continue along the last described course a distance of 373.32; thence right 86 degrees 13 minutes 33 seconds a distance of 203.44 to the southerly right-of-way line of Crestview Road (50 foot ROW); thence right 85 degrees 42 minutes along said right-of-way line a distance of 170.39 feet; thence right 4 degrees 04 minutes 18 seconds a distance of 201.64 feet; thence right 90 degrees 00 minutes 00 seconds and leaving said right-of-way a distance of 241.59 feet to the Point of Beginning..

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$364,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12 day of July, 2022

David A. Bradshaw
David A. Bradshaw

Donna A. Bradshaw
Donna A. Bradshaw

STATE OF Alabama

Tefferson COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **David A. Bradshaw and Donna A. Bradshaw** 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of July, 2022

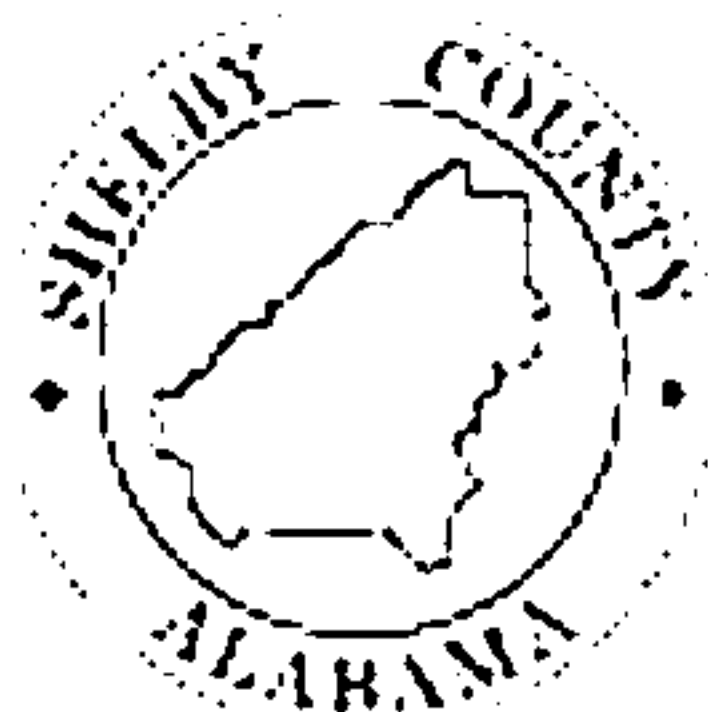
My Commission Expires:

10/31/2024

Jack R. Thompson Jr.
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3234



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2022 11:05:30 AM
\$106.00 JOANN
20220713000276070

Allie S. Bayl