

This Instrument was Prepared by:

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

File No.: MV-22-28420

Send Tax Notice To: Jordan Hadaway
Roberta Hadaway

5229 Spring Creek Rd
Montevallo, AL 35115

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 **Five Hundred Sixty Thousand Dollars and No Cents (\$560,000.00)**, 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, **Terry Alan Crabb and Cindy Crabb**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jordan Hadaway and Roberta Hadaway**, (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.


\$502,200.00 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 15th day of July, 2022.


Terry Alan Crabb


Cindy Crabb

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 Terry Alan Crabb and Cindy Crabb, 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 15th day of July, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

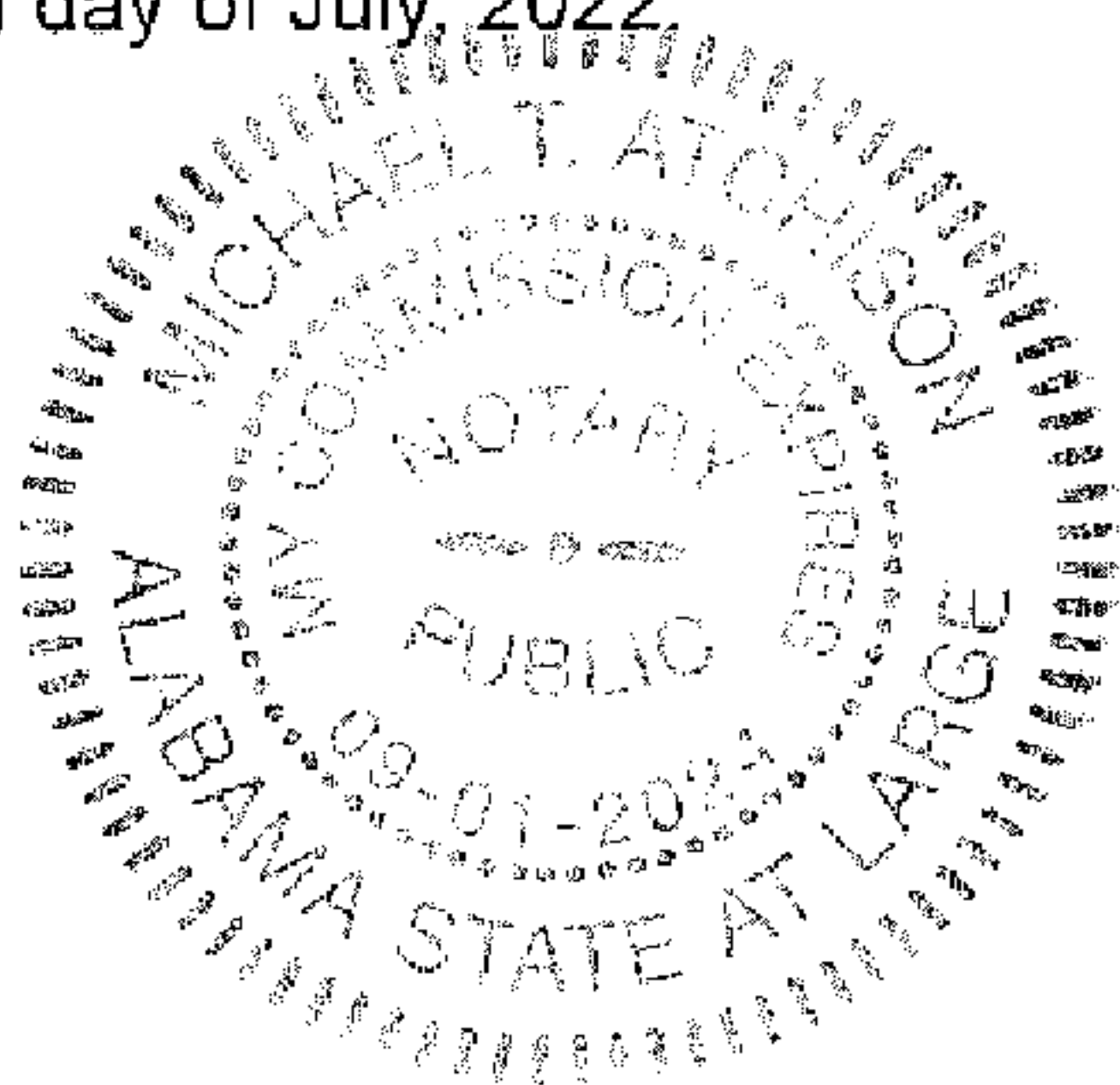


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the North one-half of Section 7, Township 22 South, Range 2 West, described as follows:

Commencing at the NE corner of NW 1/4 of Section 7, and proceed in a westerly direction along the section line 554.54 feet to an iron which is the point of beginning; thence turn a deflection angle of 97 degrees 33 minutes to the left and proceed in a southerly direction 1424.42 feet to an iron on the North right of way of Shelby County Highway #12; thence turn a deflection angle of 62 degrees 10 minutes 30 seconds to the right and proceed in a southwesterly direction along the North right of way of said road 384.02 feet to an iron; thence turn a deflection angle of 0 degrees 50 minutes 30 seconds to the right and continue in a southwesterly direction along the North right of way of said road 176.45 feet to an iron; thence turn a deflection angle of 121 degrees 32 minutes to the right and proceed in a northerly direction 1736.58 feet to an iron; thence turn a deflection angle of 93 degrees 00 minutes to the right and proceed in an easterly direction along the section line 361.06 feet to the point of beginning. Situated in Shelby County, Alabama.

