



20220901000342550 1/3 \$244.50
Shelby Cnty Judge of Probate, AL
09/01/2022 11:50:26 AM FILED/CERT

This document prepared by:

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Name: William J. Lowery
Firm/Company: William J. Lowery, LLC
Address: 2250 Wallstown Road
City, State, Zip: Hayden, AL 35079
Phone: (205) 440-5875

WARRANTY DEED
JOINT TENNANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE-HUNDRED DOLLARS (\$100.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that **PATRICK LANTRIP and MIRANDA LANTRIP, a married couple (GRANTORS)**, do grant, bargain, sell and convey unto **LYLE K. DABBS, JR. and PAMELA R. DABBS, a married couple (GRANTEES)**, the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

Legal Description:

A part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, described as follows:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section and run northerly along the West line thereof 575.87 feet; thence turn 90°00'00" right and run easterly 938.82 feet; thence turn 64°35'00" right and run southeasterly 362.76 feet; thence turn 57°31' right and run southwesterly 213.43 feet; thence turn 2°43' left and run southwesterly 183.43 feet; thence turn 4°32' right and run southwesterly 120.98 feet; thence turn 3°50' right and run southwesterly 75.62 feet; thence turn 11° 23'30" left and run southwesterly 99.75 feet; thence turn 3°20' left and run southwesterly 120.12 feet; thence turn 111°31'30" right and run northwesterly 359.61 feet; thence turn 72°25'45" left and run southwesterly 199.34 feet; thence turn 96°31'45" right and run northwesterly 314.62 feet; thence turn 69°11' left and run westerly 140 feet to the point of beginning. Said parcel containing 18.0 acres, more or less.

Less and except mineral and mining rights if not owned by Grantors.

Shelby County, AL 09/01/2022
State of Alabama
Deed Tax: \$216.50

Subject to all easements, unpaid ad valorem taxes (if any), covenants and restrictions of recording affecting said property.

This instrument prepared by information provided by parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.

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 the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event

one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2022 shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 31th day of August, 2022.



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Signature of Grantor

Patrick Lantrip (Grantor)

Signature of Grantor

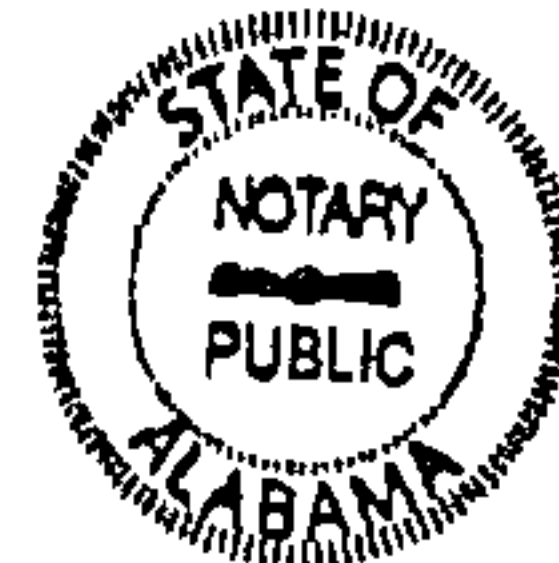
Miranda Lantrip (Grantor)

STATE OF ALABAMA

SHELBY COUNTY

I, a Notary Public, hereby certify that Patrick Lantrip and Miranda Lantrip whose names are signed to the foregoing instrument or conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 31th day of August, 2022.

Notary Public, Alabama State at Large
Print Name: Scott Pylant

Scott Pylant
Notary Public
My Commission Expires
April 16, 2025

My commission expires: April 16, 2025

Grantor(s) Name, Address, phone:

Patrick & Miranda Lantrip
131 Lake Cottage Road
Sterrett, AL 35147

Grantee(s) Name, Address, phone:

Lyle K. Dabbs, Jr. & Pamela R. Dabbs
127 Lake Cottage Road
Sterrett, AL 35147

SEND TAX STATEMENTS TO GRANTEE



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Warranty Deed

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Exhibit A

127 LAKE COTTAGE ROAD
STERRETT, AL. 35147

MARKET VALUE \$216,270