

This Instrument was Prepared by:

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

File No.: S-22-28621

Send Tax Notice To: Michael Lee King
Kimberly Ann King

*1192 H. Loran Ridge
Chelsea, AL 35043*

**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 **Six Hundred Ten Thousand Dollars and No Cents (\$610,000.00)**, 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, **Kenneth Crouse and Amber Marie Crouse**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Lee King and Kimberly Ann King**, (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.

\$335,000.00 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 30th day of September, 2022.

[Signature]
Kenneth Crouse

[Signature]
Amber Marie Crouse

State of Alabama *gh*
County of ~~Shelby~~ *BALDWIN*
CANDACE H. MARTIN

I, *CANDACE H. MARTIN*, a Notary Public in and for the said County in said State, hereby certify that Kenneth Crouse and Amber Marie Crouse, 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 30th day of September, 2022.

Candace H. Martin
Notary Public, State of Alabama

My Commission Expires: My Commission Expires 06/26/2024

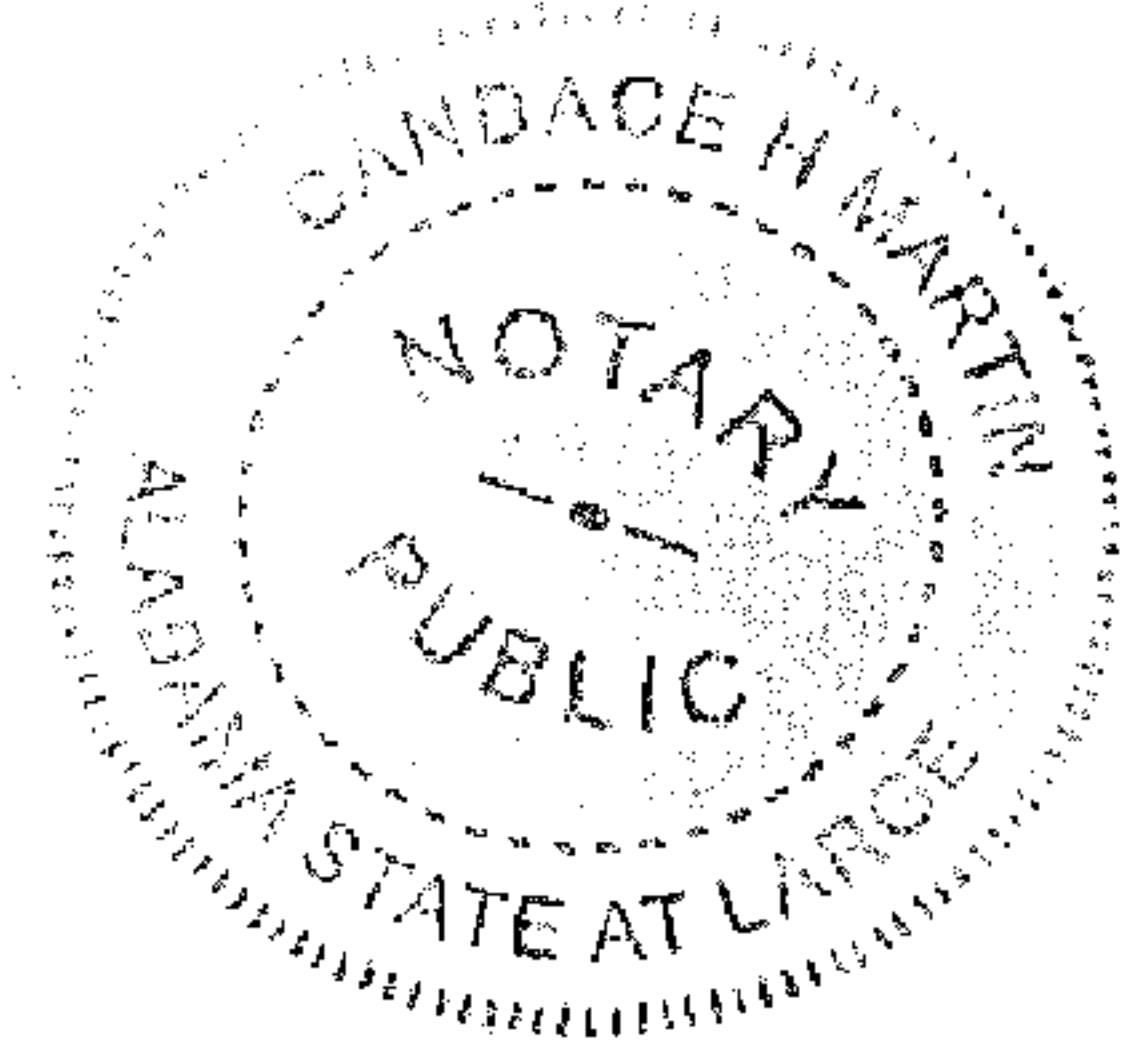


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the West one-half of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Commence at an Iron pin found, locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run an assumed bearing of South 89 degrees 21 minutes 51 seconds West along the South line of said quarter-quarter section for a distance of 210.49 feet to an iron pin found; thence continue South 89 degrees 21 minutes 51 seconds West along the South line of said quarter-quarter section for a distance of 1095.28 feet to an iron pin found at the Point of Beginning; thence continue South 89 degrees 21 minutes 51 seconds West along the South line of said quarter-quarter section for a distance of 686.69 feet to an iron pin found; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 1449.35 feet to an iron pin set on a curve to the left having a central angle of 15 degrees 02 minutes 47 seconds, a radius of 175.00 feet and a chord bearing of South 82 degrees 02 minutes 30 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 45.96 feet to a point; thence run South 89 degrees 33 minutes 54 seconds East for a distance of 69.30 feet to a point on a curve to the right having a central angle of 42 degrees 55 minutes 29 seconds a radius of 200.00 feet and a chord bearing of South 68 degrees 06 minutes 09 seconds East; thence run in a southeasterly direction along the arc of said curve for a distance of 149.84 feet to a point; thence run South 48 degrees 38 minutes 25 seconds East for a distance of 504.02 feet to an iron pin found with SSI cap; thence run South 01 degrees 27 minutes 20 seconds East for a distance of 69.35 feet to an iron pin found with SSI cap; thence run South 01 degrees 41 minutes 05 seconds East for a distance of 186.94 feet to an iron pin found with SSI cap; thence run South 05 degrees 38 minutes 53 seconds East for a distance of 781.80 feet to the Point of Beginning.

Together with the following described non-exclusive easement for ingress-egress and utilities:

A 60 foot easement for Ingress and egress and utilities situated in the the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter and the Southwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1st Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 43 degrees 48 minutes 38 seconds, a radius of 350.00 feet and a chord bearing of South 68 degrees 31 minutes 39 seconds East; thence run along the arc of said for a distance of 267.62 feet to a point; thence run South 46 degrees 37 minutes 20 seconds East for a distance of 208.26 feet to a point on a curve to the left, having a central angle of 42 degrees 56 minutes 33 seconds, a radius of 175.00 feet, and a chord bearing of south 68 degrees 05 minutes 37 seconds East; thence run along the arc of said curve for a distance of 131.16 feet to a point; thence run South 89 degrees 33 minutes 54 seconds East for a distance of 69.30 feet to a point on a curve to the right, having a central angle of 42 degrees 55 minutes 29 seconds, a radius of 200.00 feet, and a chord bearing of South 68 degrees 06 minutes 09 seconds East; thence run along the arc of said curve for a distance of 149.84 feet to a point; thence run south 46 degrees 38 minutes 25 seconds East for a distance of 550.00 feet to a point; thence run South 21 degrees 48 minutes 05 seconds East for a distance of 240.90 feet to the end of said easement.

