

Prepared by: JUL ANN McLEOD, Esq. 1957 Hoover Court, Suite 306 Birmingham, AL 35226

Send Tax Notice to: Michael M. Jared & Lynn S. Jared 245 Bream Cove Road Columbiana, AL 35051

This deed is being prepared without benefit of title search/exam. The preparer is acting as scrivener only. No warranties are made by the preparer as to the status of title.

STATE OF ALABAMA

)

JOINT WITH RIGHT OF SURVIVORSHIP

COUNTY OF SHELBY

) WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED AND NO/100 DOLLARS (\$500.00) and other good and valuable consideration, this day in hand paid to the undersigned Grantor, LYNN S. JARED, a married woman (hereinafter referred to as Grantor), the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, LYNN S. JARED and MICHAEL M. JARED (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, their heirs and assigns, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Exhibit A, Legal Description, attached hereto and incorporated herein by reference.

Subject to rights-of-way, covenants, restrictions, easements, agreements, setback lines, mineral/mining rights, and declarations of record, if any.

Subject property is not the homestead of the Grantor or her spouse.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular rights, privileges, tenements, appurtenances, and improvements unto 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, their heirs and assigns forever.

And said Grantor, for said Grantor, her heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantor is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, which are not yet due and payable; and that Grantor will, and her heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

Shelby County, AL 10/04/2022 State of Alabama Deed Tax:\$121.50

IN WITNESS WHEREOF, said Grantor has hereunto set her hand and seal this the of April, 2017. 20221004000379450 2/4 \$152.50 Shelby Cnty Judge of Probate, AL STATE OF ALABAMA COUNTY OF JEFFERSON I, the undersigned, a Notary Public, in and for said County and State, hereby certify that LYNN S. JARED, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date. IN WITNESS WHEREOF, I have hereunto set my hand and seal this the of April, 2017. My commission expires: MALCOLM S. MCLEOD My Commission Expires August 15, 2018



20221004000379450 3/4 \$152.50 Shelby Cnty Judge of Probate, AL 10/04/2022 02:44:21 PM FILED/CERT

EXHIBIT "A"

A Parcel of land situated in a portion of the south half of Section 36, Township 20 south, Range 1 West, being more particularly described as follows:

From the southwest corner of the northeast quarter of the southwest quarter of Section 36, Township 20 south, Range 1 west, run easterly along the south line of said quarter-quarter 283 feet more or less to a point on said quarter line, and the southeast corner of Parcel Number 5 on the west, the point of beginning of the herein described tract thence continuing easterly along said quarter—quarter line 2,380 feet more or less to a ¼ inch iron pin, the southeast corner of the northwest quarter of the southeast quarter of said section 36 thence northwesterly deflecting 135° more or less 1,700 feet more or less to a point on the southeast property line of Parcel Number 5 on the northwest and a corner to Parcel Number 3 on the Northeast, thence southwesterly along said Parcel Number 5 property line deflecting 90° more or less 1,700 feet more or less to a point, the point of beginning, containing 33 acres more or less.

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Se

Grantor's Name Mailing Address	245 BREAM COSE ROAD COLUMBIANA A 25051			MICHAEL MJAN 245 BREMM COLOWDIANA	A
Property Address	VACANT LAND	- -	Date of Sale Purchase Price or Value		
1573600	000 002,003	Assessor	or 's Market Value	\$ 121,060)
evidence: (check of Bill of Sale Sales Contract Closing Staten	nent	entary evide Appra Other	ncè is not requir isal エルメープ・レム	ed)	
• • • • • • • • • • • • • • • • • • •	document presented for reco this form is not required.	ordation conta	ains all of the re	quired informati	on referenced
		Instructions	<u> </u>		
	d mailing address - provide t ir current mailing address.	the name of t	he person or pe	ersons conveyin	g interest
Grantee's name and to property is being	d mailing address - provide conveyed.	the name of	the person or p	ersons to whom	interest
Property address - the physical address of the property being conveyed, if available.					•
Date of Sale - the	late on which interest to the	property was	s conveyed.		
•	e - the total amount paid for the instrument offered for re	•	e of the propert	y, both real and	personal,
conveyed by the in	e property is not being sold, strument offered for record. or the assessor's current ma	This may be	• • •		•
excluding current uresponsibility of va	led and the value must be done valuation, of the property luing property for property to Alabama 1975 § 40-22-1	as determir x purposes	ed by the local	official charged	with the
accurate. I further	of my knowledge and belief understand that any false sta ated in <u>Code of Alabama 18</u>	atements cla	imed on this for		
Date 10142		Print	MICHAEZ	2 Janes	
Unattested	(verified by)	Sign	Grantor/Grant	e/Owner/Agent)	circle one Form RT-1