

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Lamar Morgan and Iris Morgan
380 Lake Kathryn Drive
Sterrett, AL 35147

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Seven Hundred Fifty Thousand And No/100 Dollars (\$750,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Deidra R. Mathis and Edward M. Mathis, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Lamar Morgan and Iris Morgan, a married couple (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Lot 9AA, according to a Resurvey of Lot 9A and 10, Survey of Lake Kathryn, a private subdivision, as recorded in Map Book 43, Page 128, in the Probate Office of Shelby County, Alabama.

Also, an undivided interest in and to a non-exclusive easement described as follows: A non-exclusive 50-foot easement for ingress and egress, lying 25 feet on either side of the centerline, being more particularly described as follows: A part of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 1 East, more particularly described as follows: Commence at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 19 South, Range 1 East; thence run East along the South line of said 1/4-1/4 section to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence turn 94 degrees 23 minutes 55 seconds left and run Northwesterly for a distance of 140.18 feet; thence turn 3 degrees 32 minutes 44 seconds right and run Northerly for a distance of 179.07 feet; thence turn 4 degrees 56 minutes 01 seconds left and run Northwesterly for a distance of 221.19 feet; thence turn 8 degrees 24 minutes 39 seconds right and run Northerly for a distance of 60.00 feet; thence turn 0 degrees 01 minutes 04 seconds right and run Northerly for a distance of 212.45 feet; thence turn 90 degrees, left and run Westerly for a distance of 50.00 feet; thence turn 36 degrees 30 minutes 13 seconds left and run Southwesterly for a distance of 736.90 feet; thence turn 153 degrees 01 minutes 36 seconds right and run Northeasterly for a distance of 743.71 feet to the point of beginning; being a point on the centerline of a 50.00 foot ingress and egress easement, being 25.0 feet on either side of the following described line: thence turn 98 degrees 29 minutes 10 seconds left and run Northwesterly along said centerline for a distance of 341.73 feet to a point of curve to the left, said curve having a radius of 508.33 feet, an intersection angle of 33 degrees 00 minutes 13 seconds; thence continue along said centerline and arc of said curve for a distance of 291.66 feet to a point of tangent; thence continue along said centerline for a distance of 202.00 feet to a point of curve to the right, said curve having a radius of 242.28 feet; thence run along arc of said curve and centerline of said easement for a distance of 55.0 feet, more or less, to the Southeasterly right of way of Shelby County Road Number 55, and the end of said easement.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$600,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 12th day of Oct., 20 22.

Deidra R. Mathis
Deidra R. Mathis

Edward M. Mathis
Edward M. Mathis

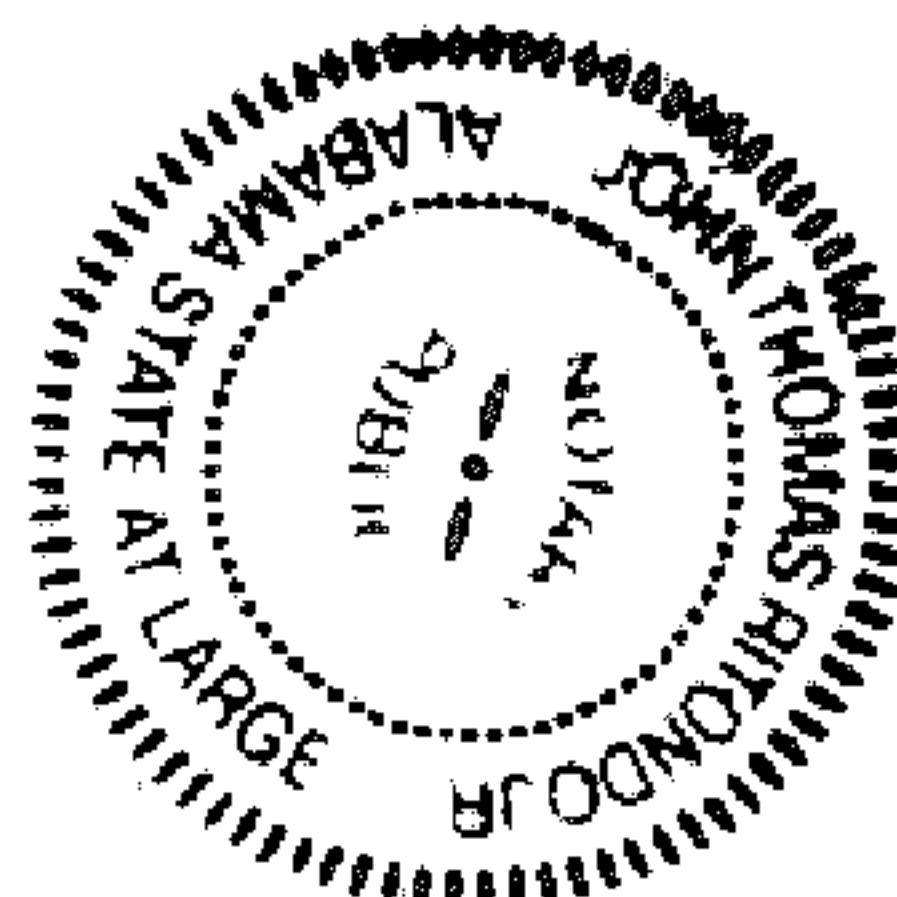
STATE OF ALABAMA
COUNTY OF

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Deidra R. Mathis and Edward M. Mathis 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 on this 12th day of Oct, 20 22.

[Signature]
Notary Public
My commission expires:

John Thomas Ritondo, Jr.
Notary Public, Alabama State At Large
My Commission Expires August 29, 2023



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Deidra R. Mathis and Edward M. Mathis Grantee's Name Lamar Morgan and Iris Morgan

Mailing Address 380 Lake Kathryn Drive
Sterrett, AL 35147

Mailing Address 380 Lake Kathryn Drive
Sterrett, AL 35147

Property Address 380 Lake Kathryn Drive
Sterrett, AL 35147

Date of Sale October 12, 2022
Total Purchase Price \$750,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:
(check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☐ Appraisal

☐ Sales Contract

☐ Other: _____

☒ Closing Statement

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - Deidra R. Mathis and Edward M. Mathis, 380 Lake Kathryn Drive, Sterrett, AL 35147.

Grantee's name and mailing address - Lamar Morgan and Iris Morgan, 380 Lake Kathryn Drive, Sterrett, AL 35147.

Property address - 380 Lake Kathryn Drive, Sterrett, AL 35147

Date of Sale - October 12, 2022.

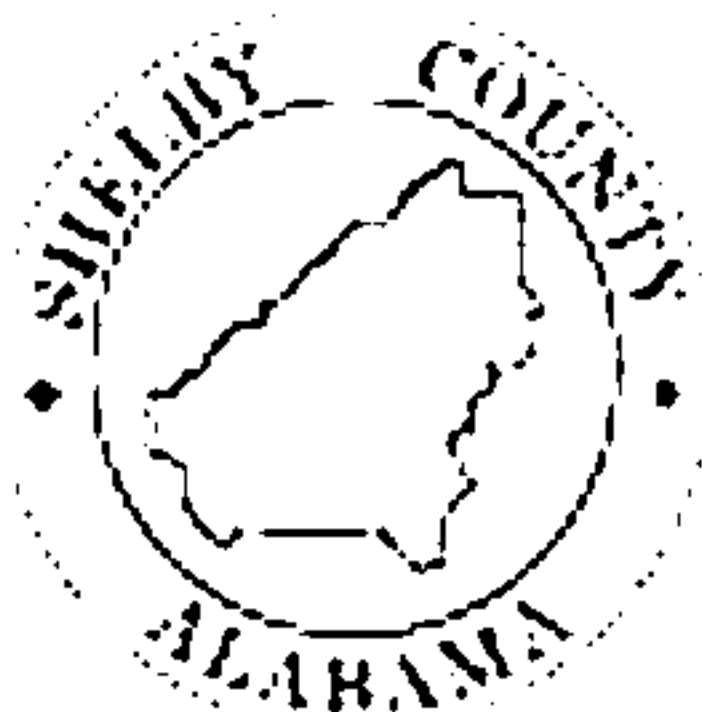
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual Value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 & 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

Date: October 12, 2022



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/14/2022 08:29:23 AM
\$181.00 JOANN
20221014000389540

Sign _____ Agent

Allen S. Bayl