

This Instrument was Prepared by:

Send Tax Notice To: Natalie Anne Monroe
Stephen Russell Monroe
777 Highway 441 .
Wilsonville, AL 35186

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28719

**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 **Four Hundred Eighty Thousand Dollars and No Cents (\$480,000.00)**, 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, **Blakely A. McBee and Lauren Pence, husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Natalie Anne Monroe and Stephen Russell Monroe**, (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 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

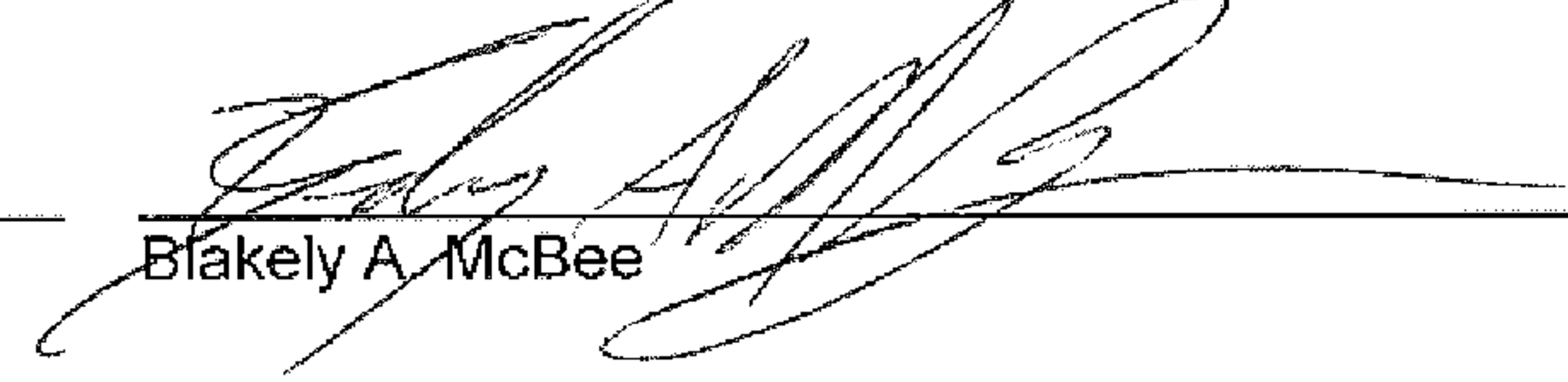
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 ^{27th} day of October, 2022.



Lauren Pence



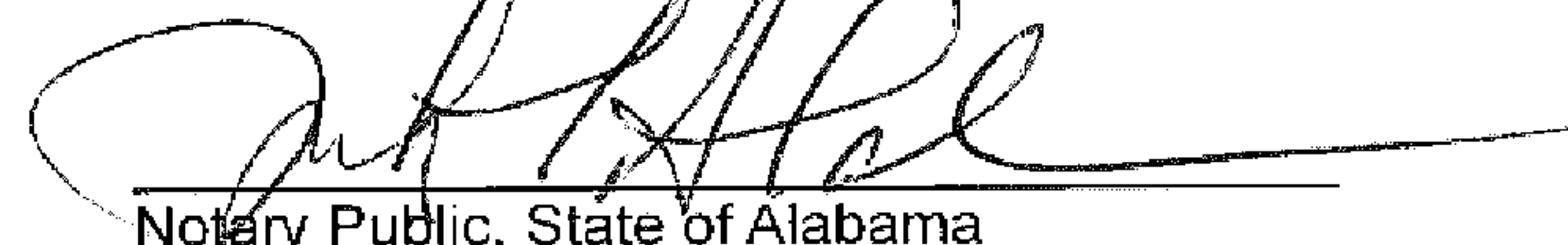
Blakely A. McBee

State of Alabama

County of Shelby

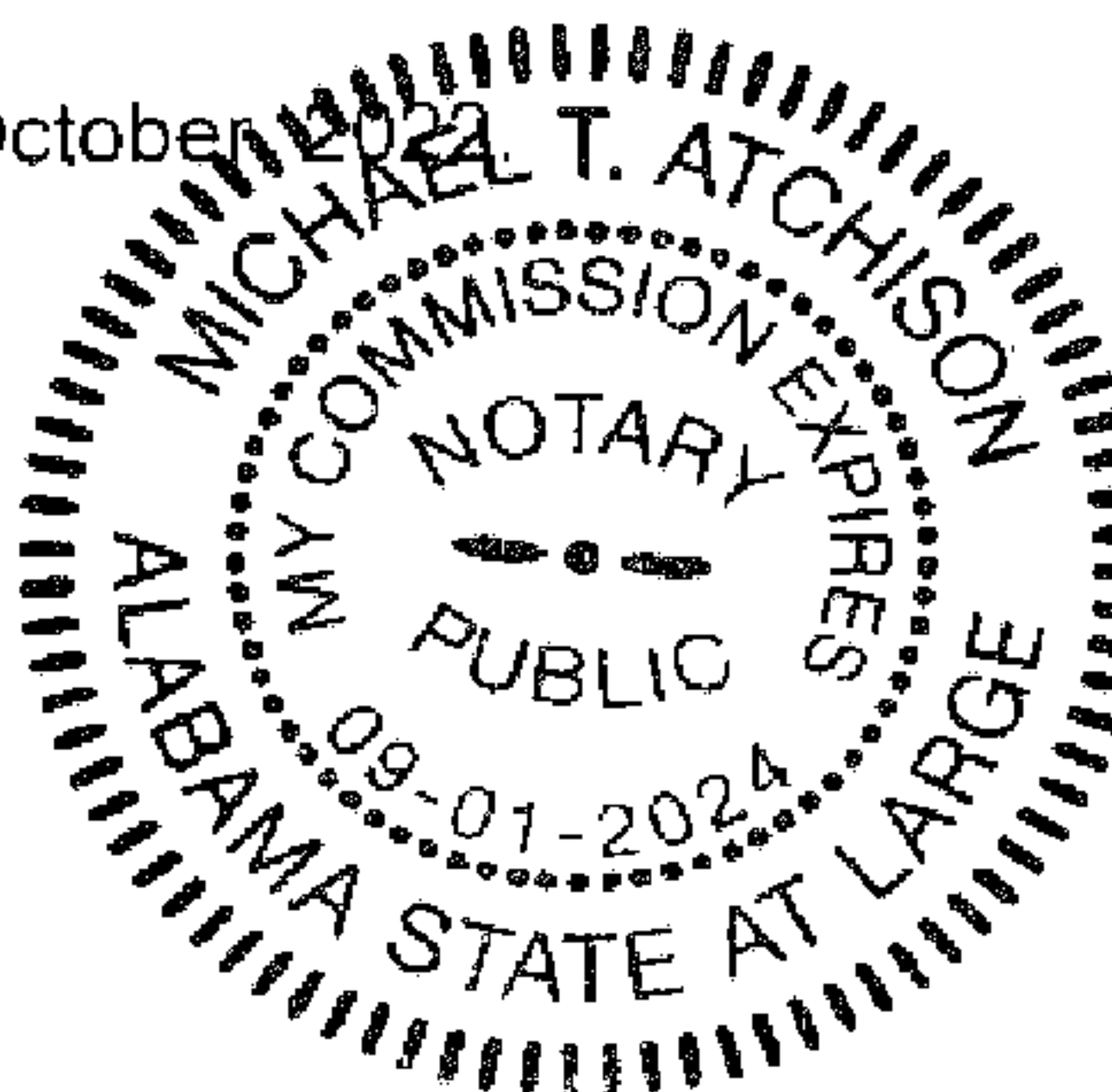
I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Lauren Pence and Blakely A. McBee and Lauren Pence, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the 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 27th day of October, 2022.



Notary Public, State of Alabama

My Commission Expires: 9-01-24



**EXHIBIT "A"
LEGAL DESCRIPTION**

Commence at a point where the North boundary of SE 1/4 of NE 1/4 of Section 30, Township 20 South, Range 2 East intersects the center of the Yellowleaf-Robinson Public Road, for point of beginning of the land herein described; and run thence Southerly along the center of said public road 1008 feet and 9 inches to a point; thence run West and parallel with the South boundary of said Quarter-Quarter Section to a point on the West boundary of said Quarter-Quarter Section; thence North along the West boundary of said Quarter-Quarter Section to the NW corner of said Quarter-Quarter Section; thence East along the North boundary of said Quarter-Quarter Section to the point of beginning.
Less and except right of way of said Yellowleaf-Robinson Public Road.

A parcel of land lying in the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East, and more particularly described as follows: Starting at the Southeast corner of the said SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, run Westerly along the South boundary line of SE 1/4 of the NE 1/4, a distance of 585.2 feet to the center line of Shelby County Highway #441 (Yellowleaf-Robinson Public Road), the point of beginning; thence continue Westerly along the said South boundary line of said SE 1/4 of the NE 1/4 a distance of 744.8 feet to the Southwest corner of said SE 1/4 of NE 1/4; thence run Northerly along the West boundary line of said SE 1/4 of the NE 1/4 a distance of 308.0 feet to an iron marker; thence run Easterly a distance of 720.2 feet along a line that is parallel to the said South boundary line of said SE 1/4 of the NE 1/4 to a point in the center line of said Highway #441, which point is 1008.75 feet South of the point where the North line of said SE 1/4 of the NE 1/4 crosses the center line of said Highway #441; thence run Southeasterly along the center line of said Highway #441 a distance of 309.0 feet to the point of beginning.
Said parcel of land lies in the SE 1/4 of the NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.
Less and except the right of way of Highway #441.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in the SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, more particularly described as follows:
Starting at the NW corner of said SE 1/4 of NE 1/4, which is the point of beginning; run Easterly along the North boundary line of said SE 1/4 of NE 1/4, a distance of 620 feet to a point on the West right of way line of the Yellowleaf-Robinson Road (Shelby County Highway #441); thence run Southeasterly along the said West right of way of said Highway #441, a distance of 150.00 feet to an iron marker; thence run Westerly along a line that is parallel to, and 150.0 feet South of the said North boundary line of said SE 1/4 of NE 1/4, a distance of 622.8 feet to an iron marker on the West boundary line of said SE 1/4 of NE 1/4; thence run Northerly along said West boundary line of said SE 1/4 of NE 1/4, a distance of 150.00 feet to the point of beginning. Said parcel of land lies in said SE 1/4 of NE 1/4, Section 30, Township 20 South, Range 2 East, Shelby County, Alabama.

12-month chain of title: Instrument #20090331000117900, being a quit-claim deed to Shirley W. Vines and Albert Cecil Williams, Jr.; and Instrument #20090331000117910, being a quit-claim deed to Albert Cecil Williams, Jr.

