

GRANTEE'S ADDRESS:  
516 Baron Circle  
Chelsea, Alabama 35043

**WARRANTY DEED**

20221123000431560  
11/23/2022 08:59:35 AM  
DEEDS 1/2

STATE OF ALABAMA,  
  
SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 22<sup>nd</sup> day of November, 2022, in consideration of SIX HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$660,000.00) and other good and valuable consideration, the undersigned, **DELORES DENARD JOHNSON**, a widow, whose address is 294 Highway 438, Wilsonville, Alabama, 35186, herein referred to as Grantor, does hereby grant, bargain, sell and convey unto **BENJAMIN JODY CORBITT and HEATHER KAY SIMS**, whose address is 516 Baron Circle, Chelsea, Alabama, 35043, herein referred to as Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, the following described real estate, lying and being in Shelby County, Alabama, to-wit:

A parcel of land located in the East one-half of the Southwest one-fourth of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, described as follows:

Begin at the Northeast corner of the Northeast one-fourth of the Southwest one-fourth of said Section 5; thence run West along the North line of said quarter-quarter section a distance of 465.89 feet; thence run South 00 degrees 07 minutes 47 seconds West a distance of 1644.92 feet to the centerline of Shelby County Highway #438; thence run Southeasterly along the approximate centerline of said highway the following bearings and distances: South 65 degrees 21 minutes 33 seconds East a distance of 60.00 feet; South 62 degrees 59 minutes 57 seconds East a distance of 134.19 feet; South 46 degrees 32 minutes 23 seconds East a distance of 96.08 feet; South 43 degrees 34 minutes 13 seconds East a distance of 108.99 feet; South 60 degrees 14 minutes 04 seconds East a distance of 105.67 feet; South 67 degrees 43 minutes 24 seconds East a distance of 97.85 feet to the East line of the East one-half of the Southwest one-fourth of said Section 5; thence run North 00 degrees 55 minutes 18 seconds West along said East line a distance of 1965.72 feet to the point of beginning, situated in Shelby County, Alabama.

Property street address: 294 Highway 438, Wilsonville, Alabama, 35186.

TO HAVE AND TO HOLD the above described property with the tenements,  
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hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining  
unto the 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 the Grantor does hereby covenant with and represent unto the  
Grantees that she is seized in fee simple of the lands above described; that the  
same is free of encumbrances and she will forever warrant and defend the title to  
the same and the possession thereof unto the said Grantees, their heirs and  
assigns, against the lawful claims and demands of all persons whomsoever.

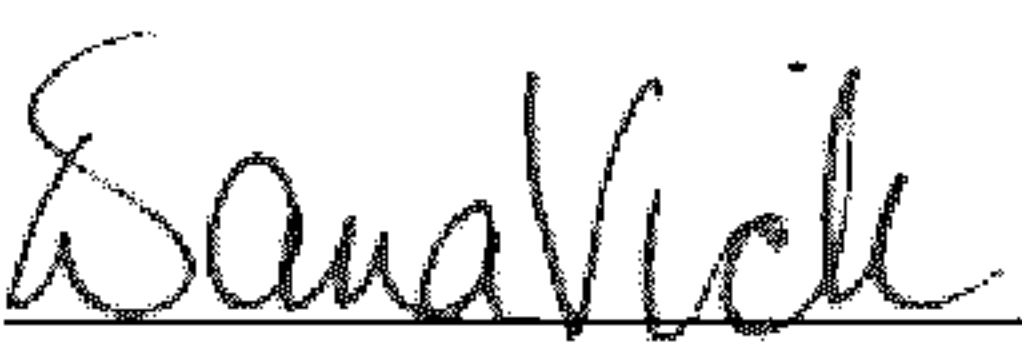
IN WITNESS WHEREOF, the said Grantor has hereunto set her signature  
and seal on the day and year first above written.

  
DELORES DENARD JOHNSON

STATE OF ALABAMA,  
  
TALLADEGA COUNTY.

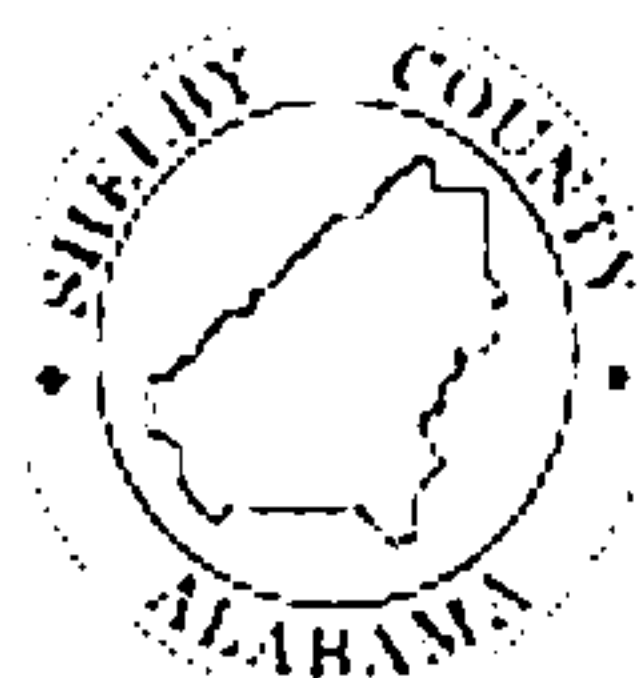
I, the undersigned authority, a Notary Public for said County and State, hereby certify that  
DELORES DENARD JOHNSON, a widow, whose name is acknowledged before me on this day  
that, being informed of the contents of the conveyance, she executed the same voluntarily on the  
day the same bears date.

Given under my hand this the 22<sup>nd</sup> day of November, 2022.

  
NOTARY PUBLIC  
My Commission Expires: 12/13/22

This instrument prepared by:

J. Van Wilkins  
Attorney at Law  
103 East Second Street  
Sylacauga, Alabama 35150  
(256) 245-4200



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
11/23/2022 08:59:35 AM  
\$685.00 JOANN  
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*Alvin S. Bayl*