

This Instrument was Prepared by:

Send Tax Notice To: Mark Turner
David Ewing

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

File No.: MV-22-28703

**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 **Thirty Nine Thousand Dollars and No Cents (\$39,000.00)**, 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, **Clint Kelley and Emily M Kelley**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Turner and David Ewing**, as joint tenants with right of survivorship (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.

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 15th day of November, 2022.

Clint Kelley
Clint Kelley

Emily M Kelley
Emily M Kelley

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Clint Kelley and Emily M Kelley, 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 15th day of November, 2022.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

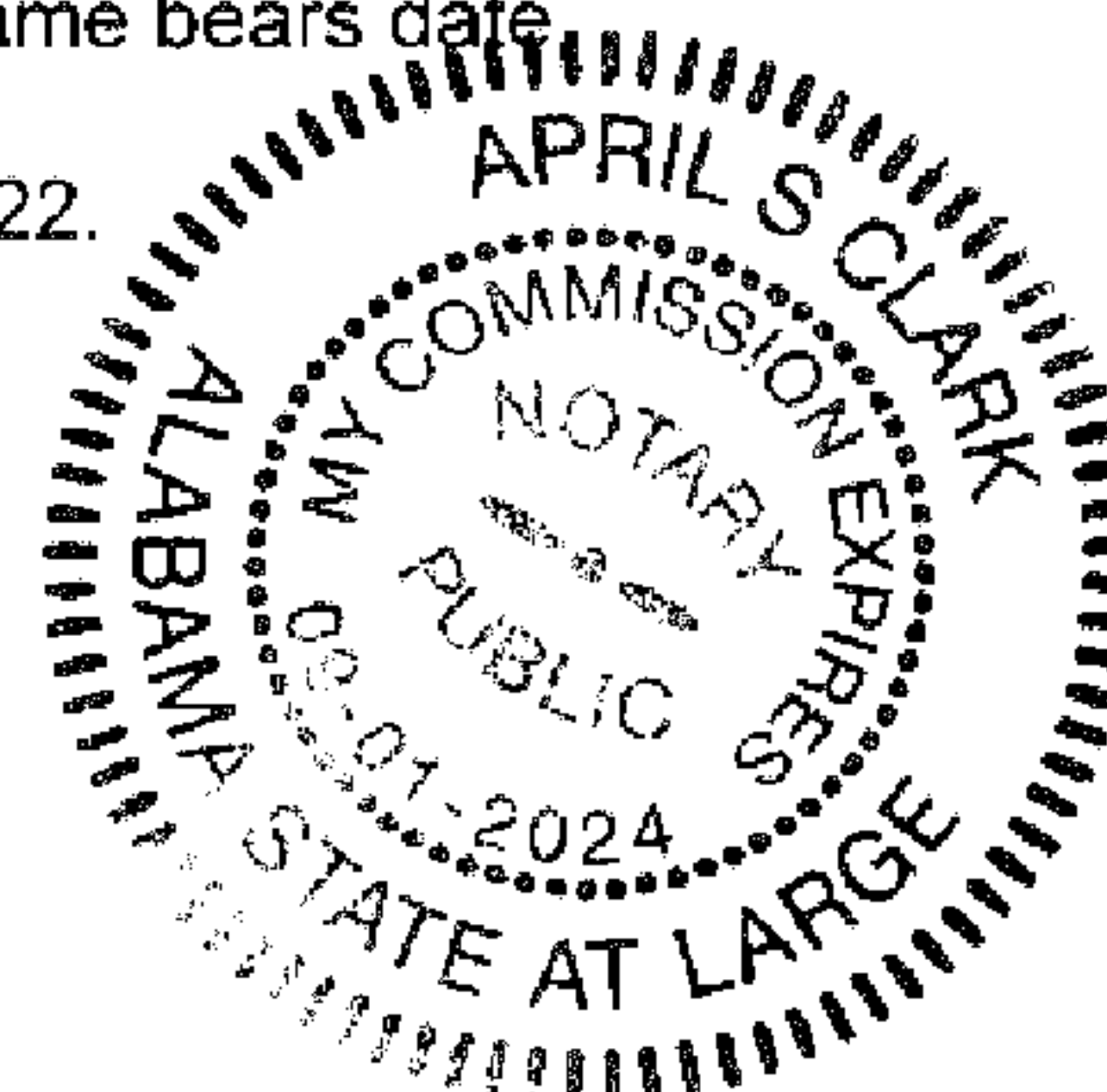


EXHIBIT "A"
LEGAL DESCRIPTION

BEGIN at the Northern most corner of Lot 1 of Wildwood Shores, 1st Sector, as recorded in Map Book 11, Page 42, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S65°41'10"W for a distance of 259.93' to the Northeasterly R.O.W. line of River Drive; thence N44°10'12"W and along said R.O.W. line for a distance of 50.88' to a curve to the left, having a radius of 980.00', and subtended by a chord bearing N49°45'04"W, and a chord distance of 132.27'; thence along the arc of said curve and said R.O.W. line for a distance of 132.48'; thence N55°19'57"W and along said R.O.W. line for a distance of 83.38'; thence S89°48'15"E and leaving said R.O.W. line for a distance of 330.98' to the water's edge of Lay Lake, (all further calls will be along water's edge until otherwise noted); thence S62°03'26"E for a distance of 36.52'; thence S82°29'47"E for a distance of 44.79'; thence S69°40'47"E for a distance of 22.10'; thence S44°22'09"E for a distance of 17.00'; thence S11°56'14"E for a distance of 5.83'; thence S02°53'22"W for a distance of 10.36'; thence S47°29'03"E for a distance of 2.79'; thence S65°41'10"W and leaving said water's edge for a distance of 1.24' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett

