

Send Tax Notice to:

2420 Chuchura Rd
Birmingham AL 35242

20221212000447950

12/12/2022 08:39:40 AM

DEEDS 1/2

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Forty-nine Thousand and 00/100s Dollars (\$449,000.00)**, 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 where is acknowledged. I or we, **Christopher Campbell Shepherd and Kimberly Shepherd, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 2027 Long Leaf Lake Circle Helena AL 35022 grant, bargain, sell and convey unto, **Brett Steven Richards and Leah Ward Richards** herein referred to as grantees) whose mailing address is 2420 Chuchura Rd Birmingham AL 35244 for and during their joint lives as joint tenants 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, situated in **SHELBY** County, Alabama, having an address: **2420 Chuchura Rd, Birmingham, AL 35244** to wit:

All that part of Lot 13, according to the Survey of Indian Valley Ranchettes, as recorded Map 5, Page 77, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of Lot 13 of the Indian Valley Ranchettes Subdivision as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 77, and go Northwesterly along the North boundary of said Lot 13 for 538.35 feet; thence at an angle of 90 degrees 07 minutes 32 seconds to the left go 126.00 feet; thence at an angle of 58 degrees 41 minutes 00 seconds to the left go 97.37 feet; thence at an angle of 99 degrees 52 minutes 00 seconds to the right go 88.73 feet; thence at an angle of 19 degrees 00 minutes 00 seconds to the right go 127.61 feet; thence at an angle of 100 degrees 30 minutes 00 seconds to the left go 43.15 feet; thence at an angle of 64 degrees 21 minutes 20 seconds to the left go 383.92 feet; thence at an angle of 13 degrees 28 minutes 30 seconds to the right go 68.51 feet; thence at an angle of 19 degrees 59 minutes 13 seconds to the right for 61.74 feet to the South boundary of said Lot 13; thence at an angle of 33 degrees 27 minutes 48 seconds to the left go 71.86 feet to the Southeast corner of said Lot 13, said point being on a curve to the right on the Western boundary of Chuchura Road, said curve having a central angle of 96 degrees 14 minutes 46 seconds and a radius of 50.00 feet; thence Northeasterly along said curve for 83.99 feet to the beginning of a curve to the left, said curve having a central angle of 62 degrees 10 minutes 24 seconds and a radius of 25.00 feet; thence Northeasterly along said curve for 27.13 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

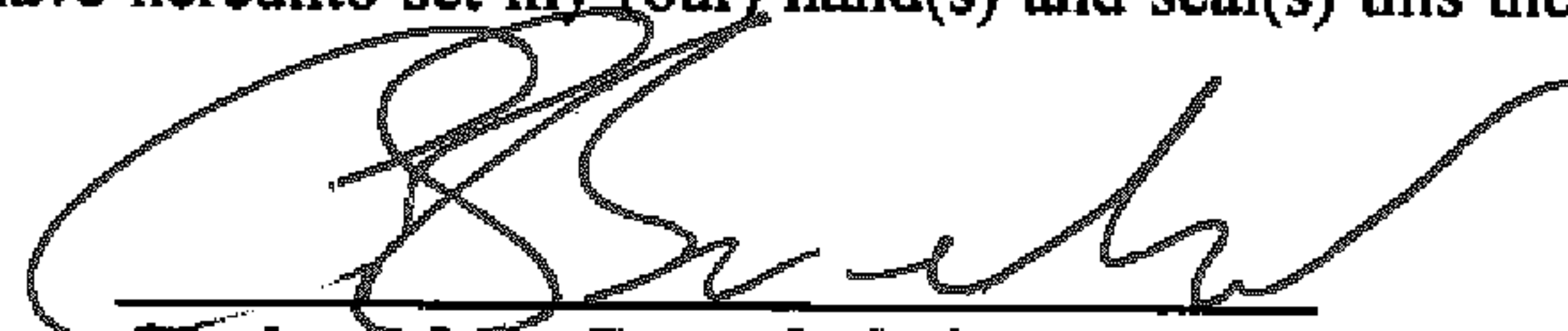
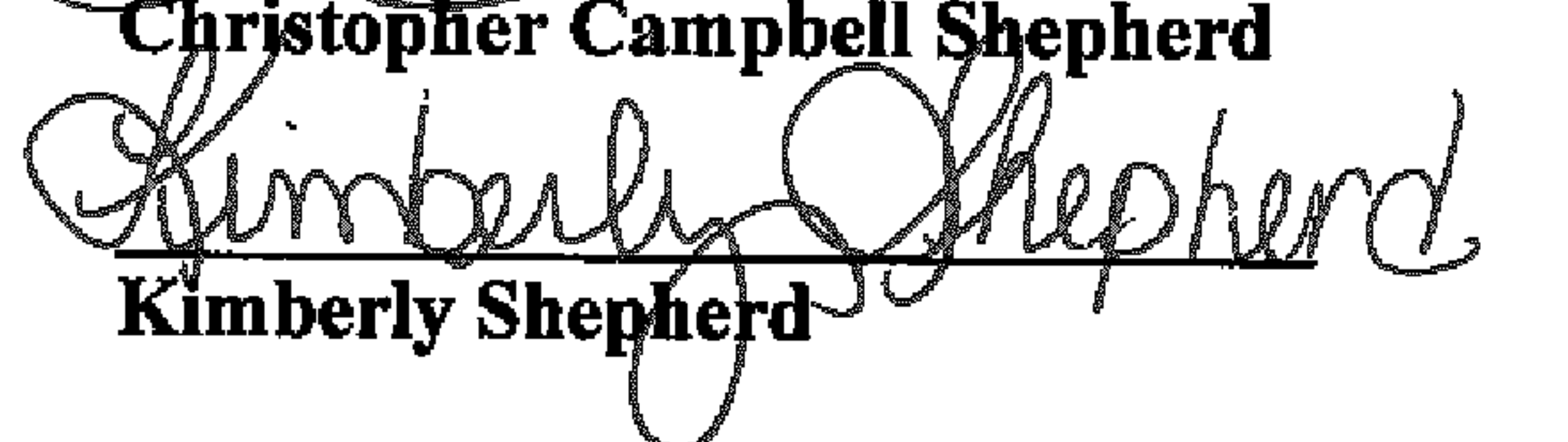
Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$ 489,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of December, 2022


Christopher Campbell Shepherd

Kimberly Shepherd

STATE OF Alabama

Tetchum COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Christopher Campbell Shepherd and Kimberly Shepherd** 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 9th day of Dec., 2022

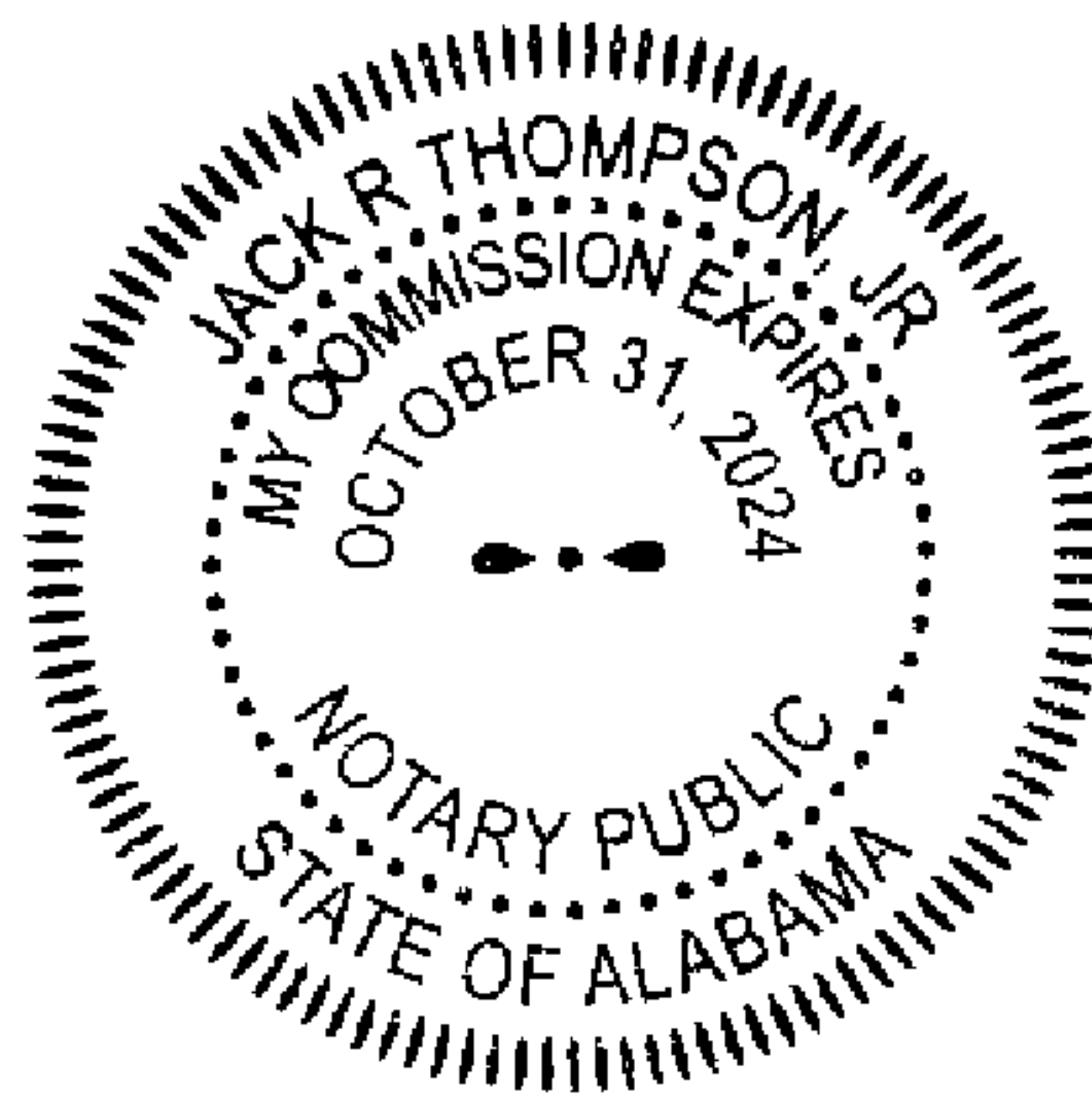
My Commission Expires:

10/31/2024


Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATB3461



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/12/2022 08:39:40 AM
\$26.00 BRITTANI
20221212000447950

Alex S. Bayl