

Prepared by:
David Lyon Glenn
1780 Gadsden Highway
Birmingham, AL 35235
File No.: 2022-6594

Send Tax Notice To:
Courtney Lynn Cobb and Emily
Danae Freeman
20986 Highway 55
Sterrett, AL35147

20230103000002150
01/03/2023 01:17:22 PM
DEEDS 1/2

GENERAL WARRANTY DEED
Joint Tenancy With Right of Survivorship

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that in consideration of THREE HUNDRED THOUSAND AND 00/100 DOLLARS (\$300,000.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Kayla Crook White and Craig A. White, wife and husband, (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Courtney Lynn Cobb, an unmarried woman and Emily Danae Freeman, an unmarried woman (herein referred to as GRANTEE, whether one or more) as joint tenants with right of survivorship, the following described real estate situated Shelby County, Alabama to-wit:

Commence at a scribe in bridge being the Southeast corner of the Southwest quarter of the Southeast quarter of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama, thence proceed North 89 degrees 06 minutes 23 seconds West along the South boundary of said quarter-quarter section for a distance 1318.39 feet to a half inch rebar in place, said point being the Southeast corner of the Southeast quarter of the Southwest quarter of said Section 5 and also being the Point of Beginning. From this beginning point proceed North 89 degrees 22 minutes 15 seconds West along the South boundary of said Southeast quarter of the Southwest quarter of Section 5 for a distance of 548.87 feet to a flat iron in place; thence proceed North 13 degrees 06 minutes 39 seconds West for a distance of 334.29 feet to a half inch pipe in place; thence proceed North 75 degrees 52 minutes 33 seconds East for a distance of 70.95 feet to a concrete right-of-way monument being located on the Southerly right-of-way of Shelby County Highway 55; thence proceed North 14 degrees 07 minutes 27 seconds West along the right-of-way of said road for a distance of 10.0 feet to a concrete right-of-way monument being located on the Southerly right-of-way of said road, said point also being the P.C. of a concave curve left having a delta angle of 09 degrees 08 minutes 21 seconds and a radius of 1820.64 feet; thence proceed Northeasterly along the Southerly right-of-way of said road and along the curvature of said curve for a chord bearing and distance of North 74 degrees 02 minutes 42 seconds East 290.10 feet to a five eighths inch rebar in place; thence proceed South 24 degrees 08 minutes 31 seconds East for a distance of 193.19 feet to a fence post; thence proceed North 59 degrees 02 minutes 30 seconds East for a distance of 233.17 feet to a fence post being located on the East boundary of the Southeast quarter of the Southwest quarter of Section 5; thence proceed South 00 degrees 03 minutes 38 seconds East along the East boundary of said quarter-quarter section for a distance of 382.01 feet to the Point of Beginning.

The above described land is located in Southeast quarter of the Southwest quarter of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama.

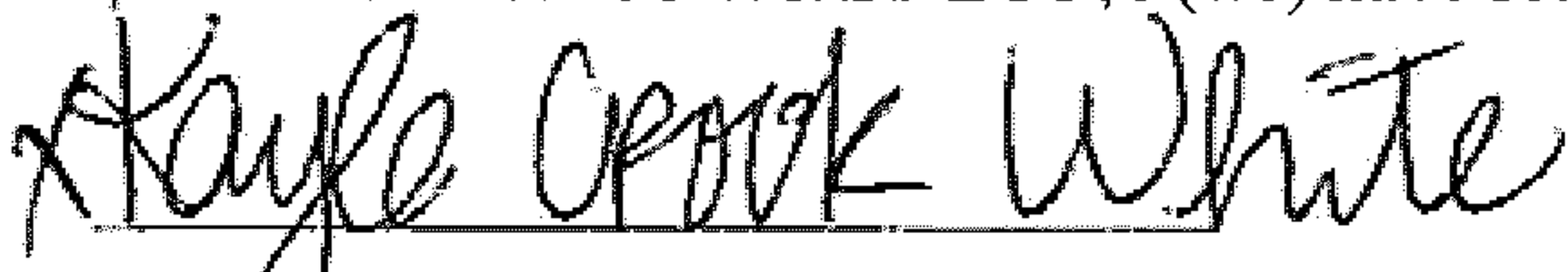
SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

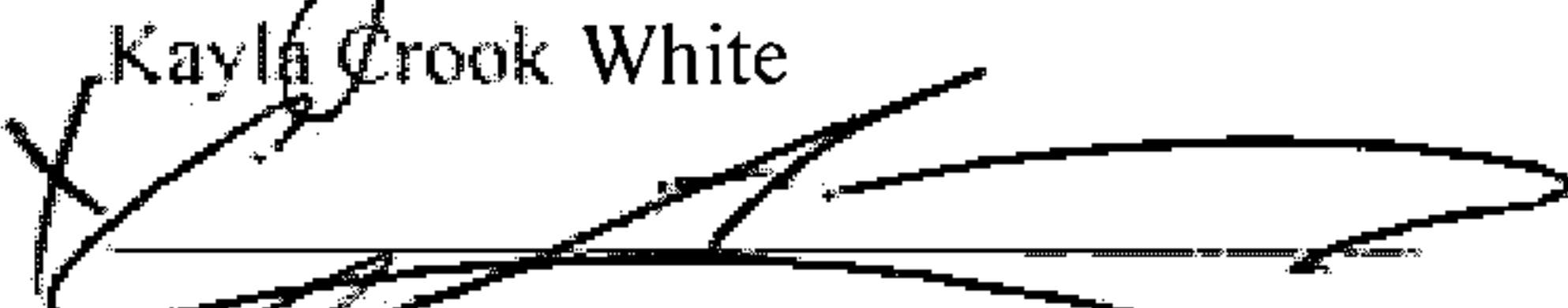
NOTE: \$300,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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

And said GRANTOR does for itself, its heirs, executors and assigns, covenant with said GRANTEES, their heirs, executors, and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its heirs, executors, and assigns shall, forever warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s), 20th day of December, 2022.

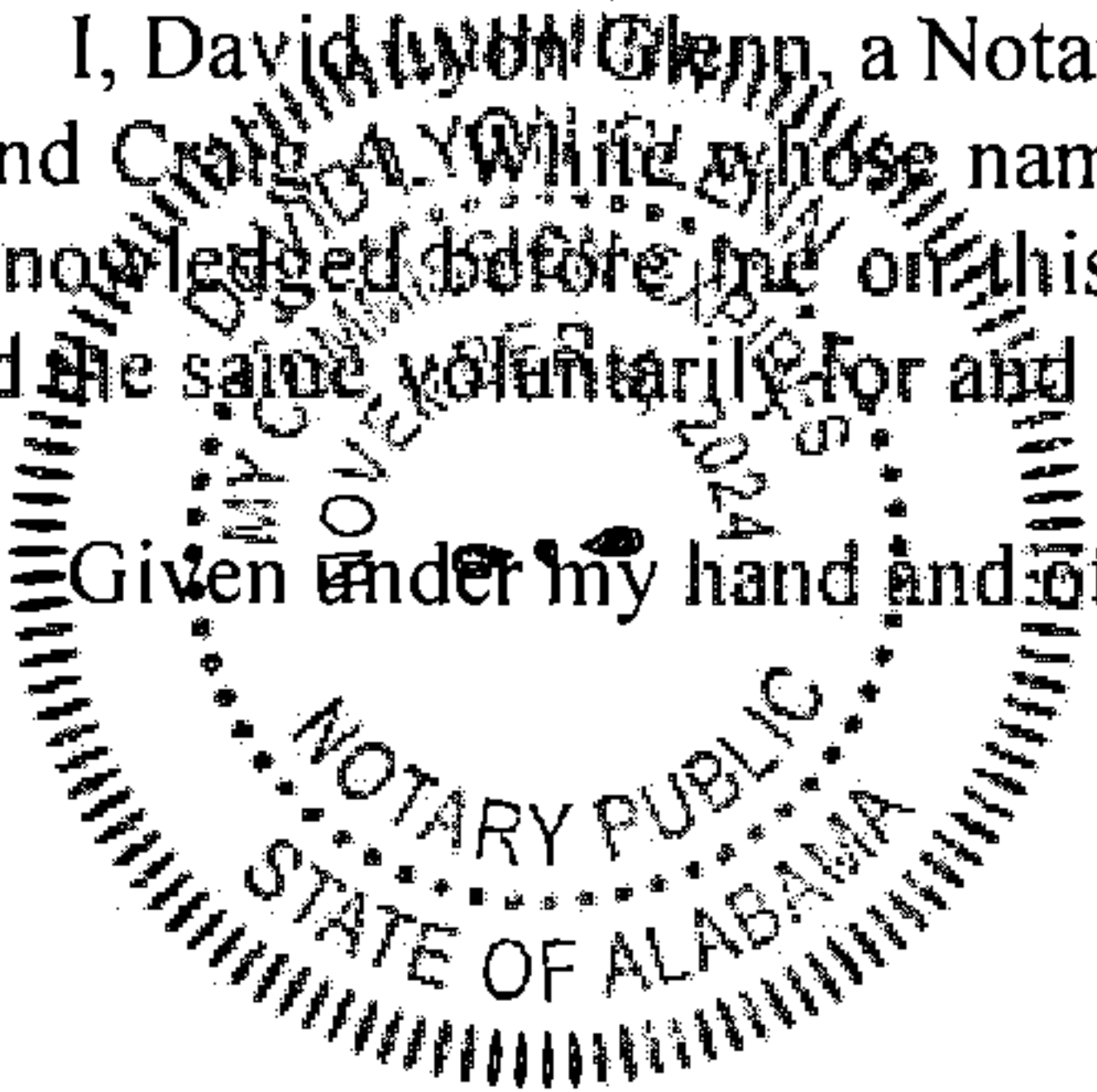

Kayla Crook White


Craig A. White

State of Alabama
County of Jefferson

I, David Lyon Glenn, a Notary Public in and for said County in said State, hereby certify that Kayla Crook White and Craig A. White, 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 for and as his/her/their act on the day the same bears date.

Given under my hand and official seal this the 20th day of December, 2022.




Notary Public: David Lyon Glenn
My Commission Expires: November 4, 2024

Allen S. Bayal

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

Assessor's Market Value \$

_____ Appraisal _____ Other:

Instructions

x Kayla Crook White
Kayla Crook White

x Craig A. White
Craig A. White

P. H. Se (Verified)