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01/31/2023 01:01:32 PM
DEEDS 1/2

This Instrument Was Prepared By:
Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2023-01-6626
Documentary Evidence: Sales Contract

Send Tax Notice To:
Sara L. Haupt and
Steven E. Haupt
455 Alta Vista Drive
Chelsea, AL 35043
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **One Hundred Thousand and 00/100 Dollars (\$100,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **Meghann Mary Joiner Spidle, a married woman, Randy Ray Joiner, a single man, and Rebecca Joiner Fairley Turner, a married woman**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **Sara L. Haupt and Steven E. Haupt**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

The NE 1/4 of SE 1/4 of Section 23, Township 20 South, Range 1 West, less and except that portion of the East 1/2 of NE 1/4 of SE 1/4 of said Section 23 lying south of Yellowleaf Creek.

Also, that portion of the South 1/2 of the NW 1/4 of SE 1/4 of Section 23, Township 20 South, Range 1 West, lying East of the Westerly boundary of Lot 5, according to the Plat of Paramore Family Subdivision, as recorded in Map Book 40, page 11, in the Probate Office of Shelby County, Alabama.

Together with a 60 foot ingress, egress and utility easement being 30 feet in equal width on each side of the following described line: Commence at a 4" X 4" concrete monument accepted as the SW corner of the NE 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 89 deg. 45 min. 43 sec. West along the South boundary of the NW 1/4 of the SW 1/4 for a distance of 351.24 feet to a 4" x 4" creosote post being located on the Easterly right of way of Shelby County Road No. 47; thence proceed North 14 deg. 03 min. 25 sec. East along the Easterly right of way of said Shelby County Road No. 47 for a distance of 92.03 feet to the centerline of said 60 foot easement and the point of beginning. From this beginning point proceed South 80 deg. 34 min. 40 sec. East along the centerline of said easement for a distance of 58.15 feet; thence proceed North 85 deg. 31 min. 23 sec. East along the centerline of said easement for a distance of 126.32 feet; thence proceed South 82 deg. 02 min. 04 sec. East along the centerline of said easement for a distance of 157.16 feet; thence run South 77 deg. 34 min. 23 sec. East to the Westerly boundary of Lot 4, according to the Plat of Paramore Family Subdivision, as recorded in Map Book 40, page 11, in the Probate Office of Shelby County, Alabama; thence run South 77 deg. 34 min. 23 sec. East along the centerline of said easement for a distance of 81.81 feet; thence run North 89 deg. 48 min. 04 sec. East along the centerline of said easement to a point on the Easterly boundary of Lot 5, according to the Plat of Paramore Family Subdivision and the end of said 60 foot easement.

Address of Property: Lillie Bell Lane, Columbiana, AL 35051

The property does not constitute the homestead of Meghann Mary Joiner Spidle or Rebecca Joiner Fairley Turner, nor that of their spouses.

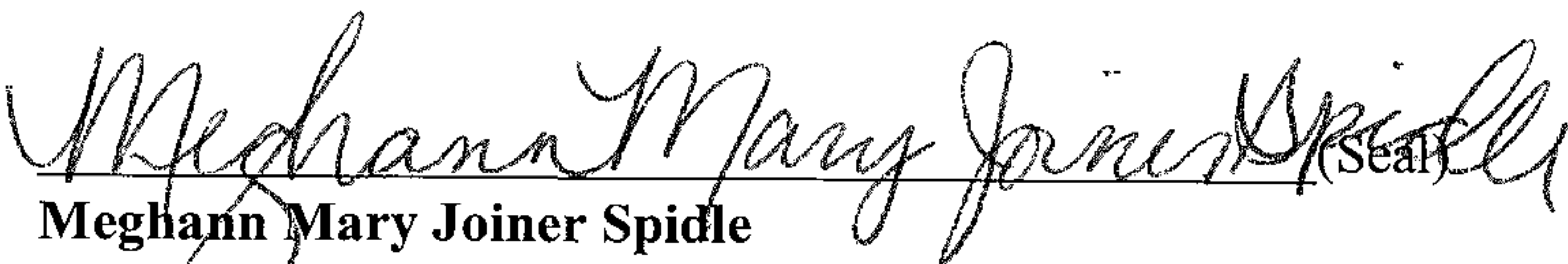
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

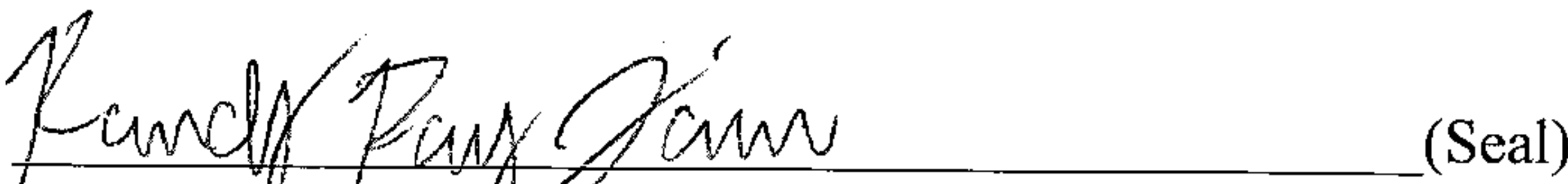
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

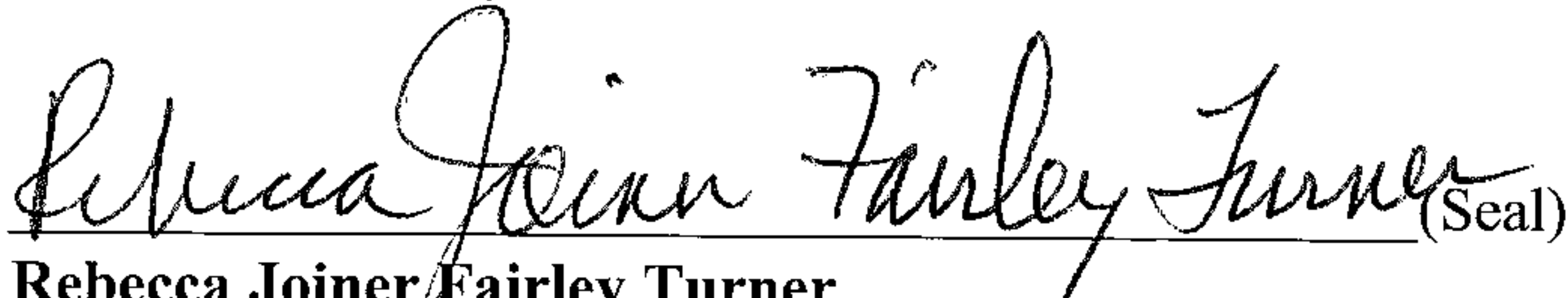
TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the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

Grantors do, for themselves, their heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that Grantors have good right to sell and convey the same as aforesaid; and that Grantors will and their heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 27th day of January, 2023.


Meghann Mary Joiner Spidle (Seal)


Randy Ray Joiner (Seal)

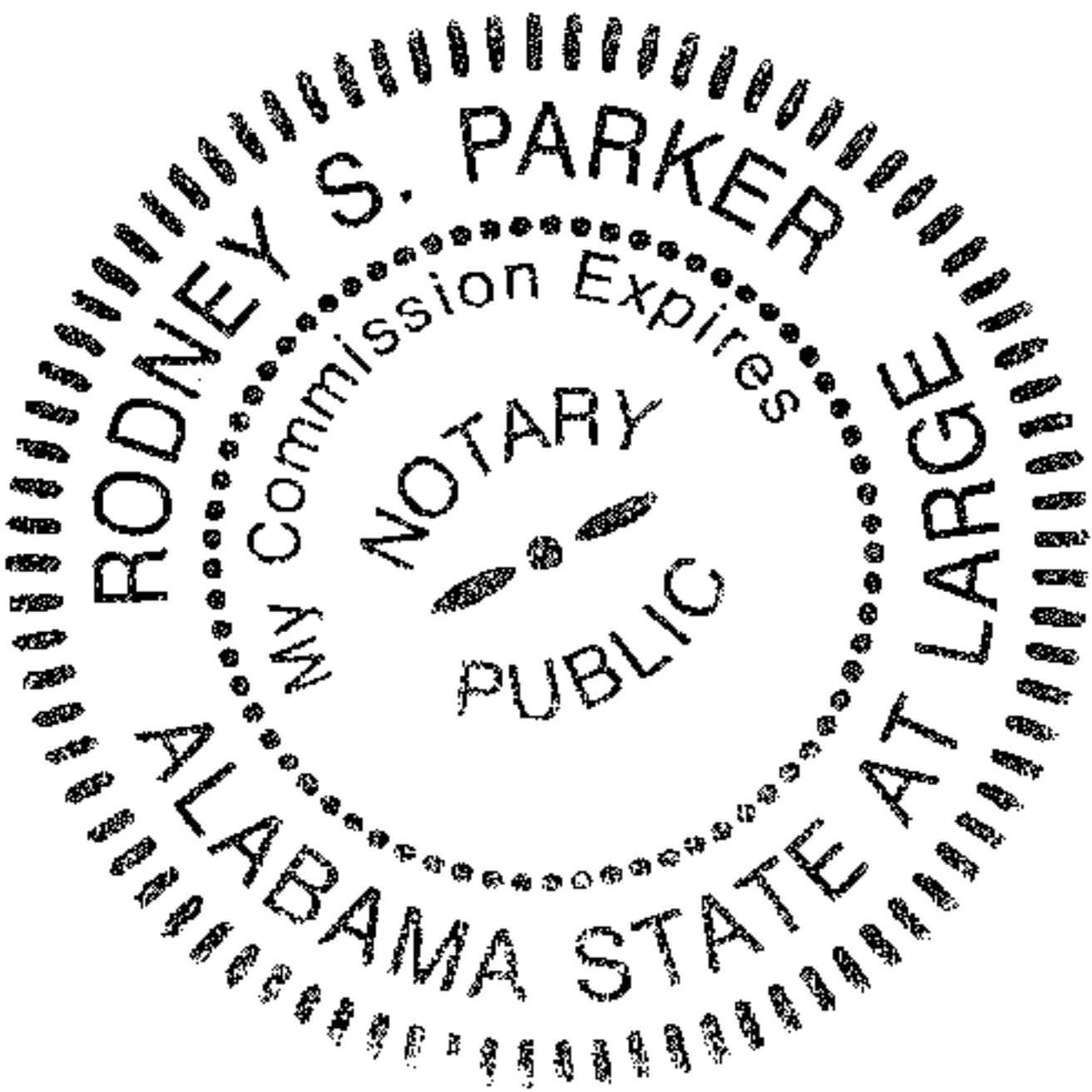

Rebecca Joiner Fairley Turner (Seal)

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Meghann Mary Joiner Spidle, Randy Ray Joiner and Rebecca Joiner Fairley Turner**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 27th day of January, 2023.

Grantors' Mailing Address:
1672 Russet Crest Lane
Hoover, AL 35244




Notary Public Rodney S. Parker
My Commission Expires: 12/04/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2023 01:01:32 PM
\$126.00 BRITTANI
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