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01/31/2023 01:02:42 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. 2023-01-6625
Documentary Evidence: Sales Contract

Send Tax Notice To:
Sara L. Haupt and
Steven E. Haupt
455 Alta Vista Drive
Columbiana, AL 35051
(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 **Fifty-Three Thousand and 00/100 Dollars (\$53,000.00)**, 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 and Randy Ray Joiner, a single man** (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:

A parcel of land located in the NW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the NW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West, thence run North 89 deg. 51 min. 05 sec. East for a distance of 96.05 feet to the Southwest Corner 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 proceed North 11 deg. 39 min. 40 sec. East along the Westerly boundary of said Lot 4, for a distance of 150.41 feet to a point; thence proceed North 83 degrees 48 min. 48 sec. West for a distance of 195.68 feet to a point; thence proceed North 11 deg. 56 min. 13 sec. East for a distance of 108.93 feet; thence proceed North 75 deg. 56 min. 00 sec. West for a distance of 231.0 feet to a point (set 1/2" rebar), said point being located on the Easterly right of way of Shelby County Hwy. No. 47; thence proceed in a southwesterly direction along the said Easterly right of way of Shelby County Hwy. No. 47 to a point located on the south boundary of the NW 1/4 of the SW 1/4 of Section 23, Township 20 South, Range 1 West; thence North 89 deg. 51 min. 05 sec. East and run along the South boundary of the NW 1/4 of SW 1/4 to the point of beginning.

Address of Property: 6310 Chelsea Road, Columbiana, AL 35051

The above described property does not constitute the homestead of Meghann Mary Joiner Spidle nor that of her spouse.

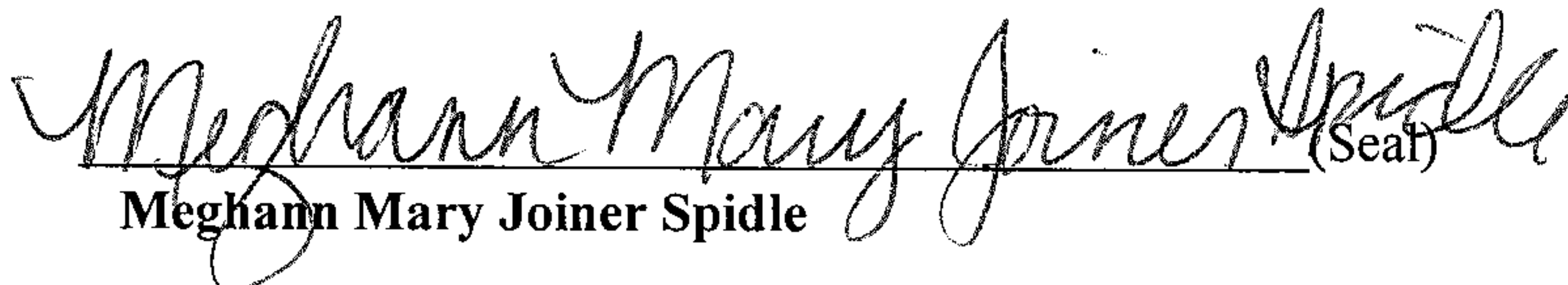
\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultanecusly herewith.

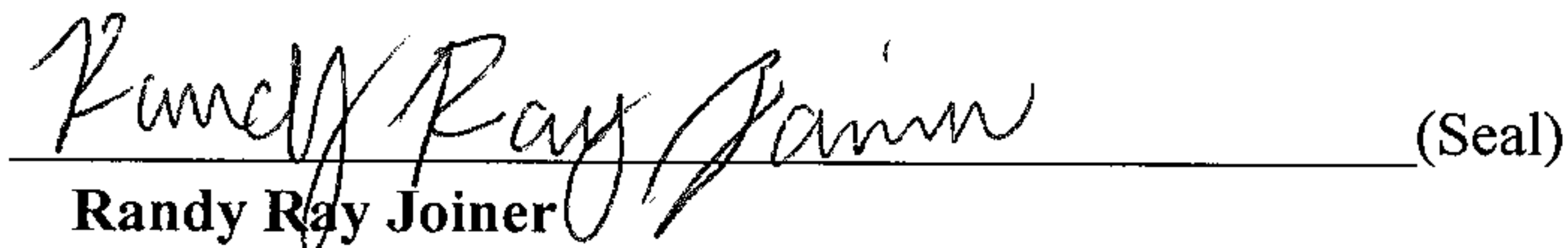
SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

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.

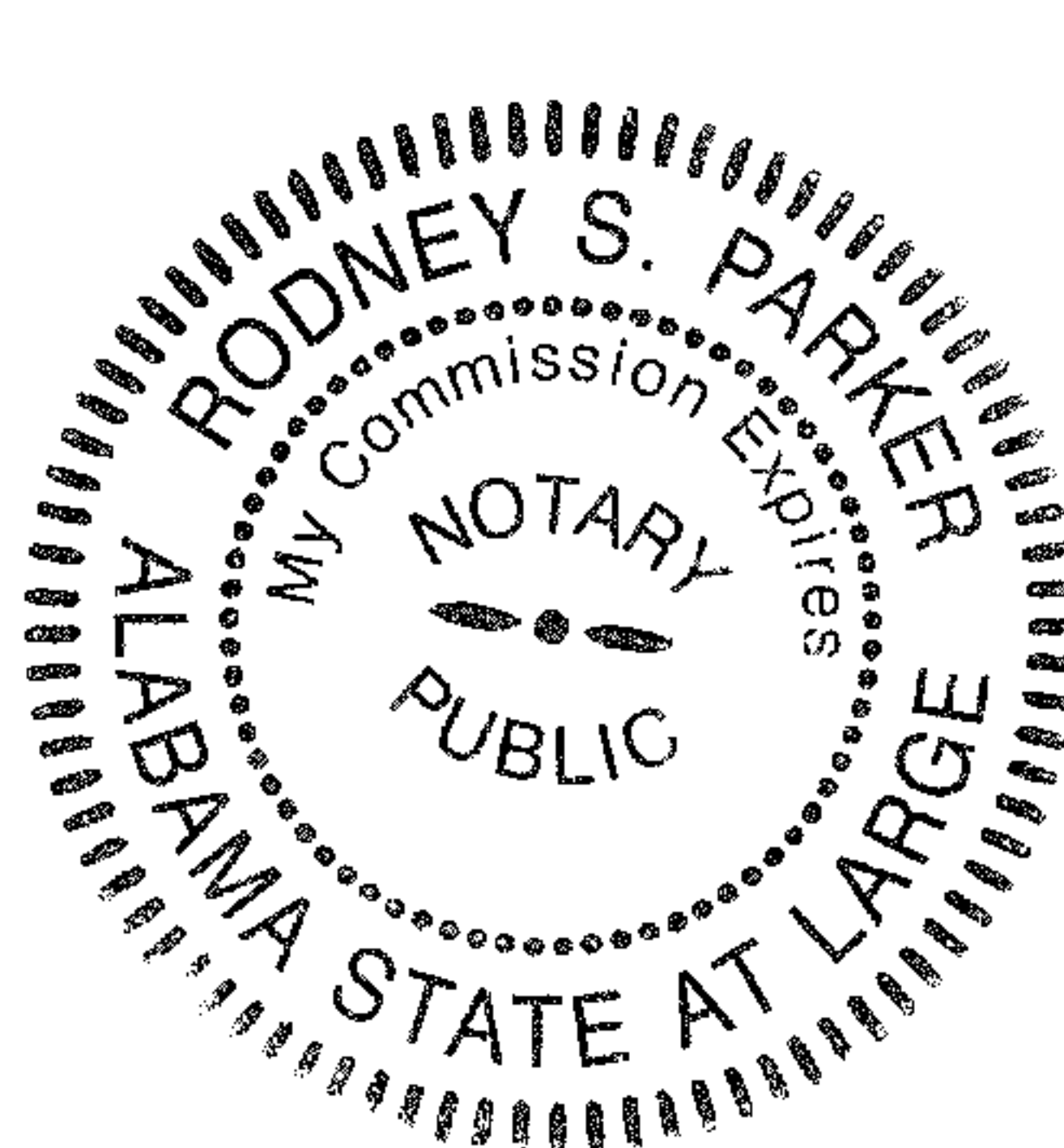

Meghann Mary Joiner Spidle (Seal)



Randy Ray Joiner (Seal)

**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 and Randy Ray Joiner**, 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.




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

Grantors' Mailing Address:

1672 Russet Crest Lane
Hoover, AL 35244



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/31/2023 01:02:42 PM
\$78.00 PAYGE
20230131000025660

