

This Instrument was Prepared by:

Lauren N. Smith, Esquire
For National Title & Appraisal, Inc
2880 Crestwood Blvd
Irondale, AL 35210
File No.: 232911

Send Tax Notice To: Brent Alan Barnewolt
Dana Ann Barnewolt
3755 Highway 331
Columbiana, AL 35051

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 **Four Hundred Ten Thousand Dollars and No Cents (\$410,000.00)**, 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, **Ronald Dewin Watts Jr and Margaret A. Watts, whose mailing address is 29694 Rileywood Dr. Daphne, AL 36526** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brent Alan Barnewolt and Dana Ann Barnewolt, whose mailing address is 3755 Hwy 331, Columbiana, AL 35051** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **3755 Highway 331, Columbiana, AL 35051**; to wit;

Commence at the SW corner of NW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama; thence 95 degrees, 22 minutes, to the right from the section line, 207.36 feet to the point of beginning of the property being described; thence continue along last described course 461.15 feet to a point in the centerline of a gravel road; thence 126 degrees, 48 minutes, left 131.43 feet to a point; thence 18 degrees, 14 minutes, right 128.10 feet to a point; thence 17 degrees, 30 minutes left 296.60 feet to a point; thence 90 degrees, left 253.93 feet to a point; thence 60 degrees, 49 minutes, left 319.16 feet to the point of beginning. Being situated in the NW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 2 West, Shelby County, Alabama. Less and except right of way for public road.

Also: The exclusive water rights to the existing well located on remaining property of grantors, which is located approximately 122 feet North of the SW corner of NW 1/4 of NW 1/4 of Section 36, Township 20 South, Range 2 West, and approximately 12 feet East of the 1/4 line of said 1/4 1/4 section; said exclusive rights to the use of said well shall be perpetual, however, in the event said well shall go dry or cease to supply adequate water for domestic consumption to the residence on said property being conveyed, said water rights and all related rights and easements shall terminate completely. Purchasers shall have in addition to said exclusive water rights, an easement 5 feet in width, the center line of which is the existing water line leading from said well to the residence on the property being conveyed which said easement shall be limited to the purpose of transferring water from said well to said residence and to maintain the water line located thereon.

Property may be subject to all taxes, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$348,500.00 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 27th day of February, 2023.



Ronald Dewin Watts Jr

*Margaret A. Watts by and
through her Attorney-
in-Fact, Ronald D. Watts Jr.*

Margaret A. Watts by and through her
Attorney-in-Fact, Ronald Dewin Watts Jr.

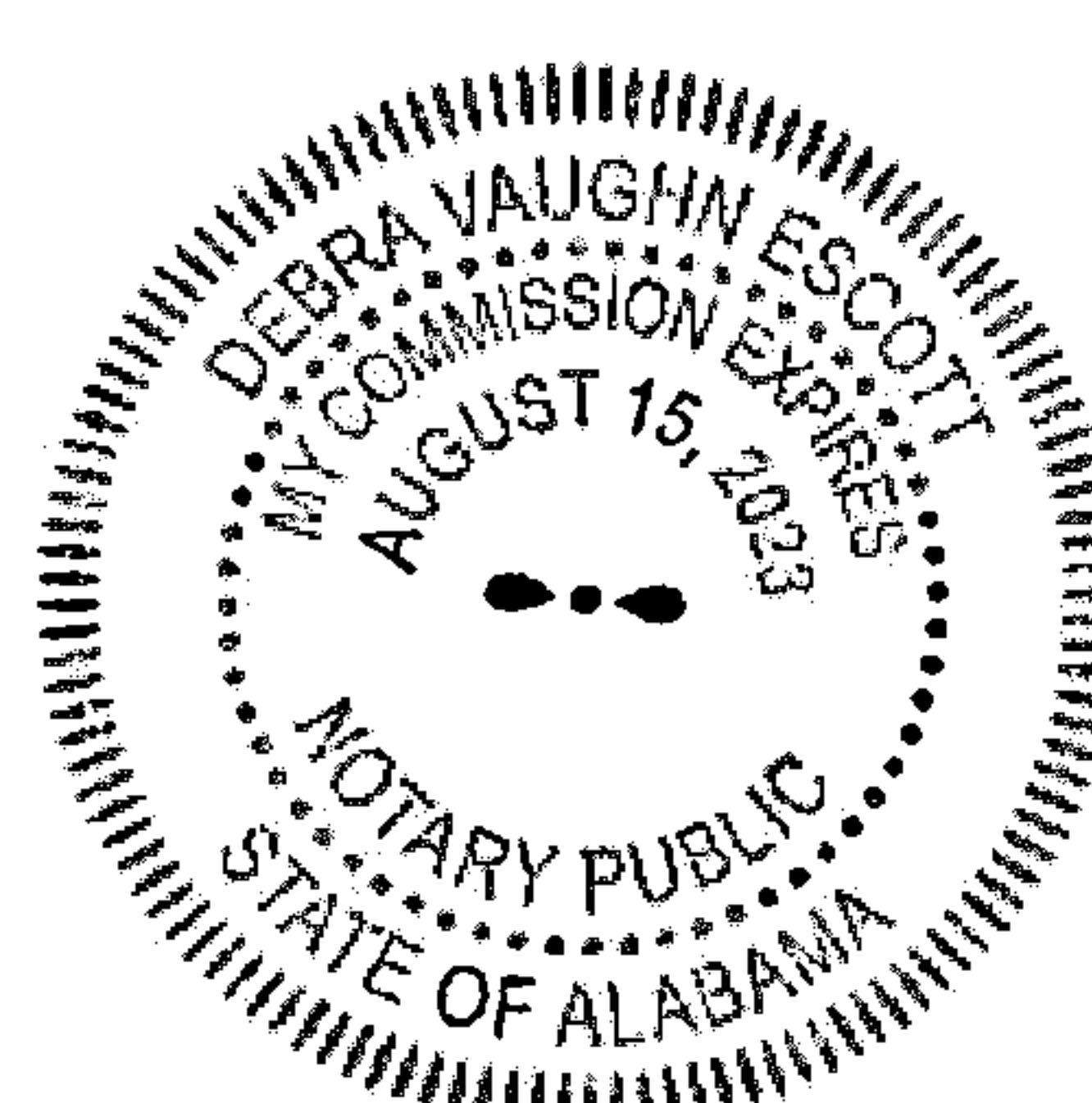
State of Alabama

County of Jefferson

I, Debra Vaughn Escott, a Notary Public in and for the said County in said State, hereby certify that Ronald Dewin Watts Jr and Margaret A. Watts by and through her Attorney-in-Fact, Ronald Dewin Watts, Jr., 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 27th day of February, 2023.

Debra Vaughn Escott
Notary Public, State of Alabama
DEBRA VAUGHN ESCOTT
My Commission Expires: 08/15/2023



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/28/2023 09:52:29 AM
\$86.50 JOANN
20230228000054470



Allie S. Boyd