

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
ARNAR THORS and wife, KARA THORS
410 VALLEY VIEW LANE
INDIAN SPRINGS, ALABAMA 35124

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE MILLION THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$1,350,000.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, NELSON R. BAILEY and wife, JANE L. BAILEY, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto ARNAR THORS and wife, KARA THORS, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

The following real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northwest corner of the Northeast quarter of the Southeast quarter of Section 21, Township 19 South, Range 2 West; run thence East along the North line of said quarter quarter section for a distance of 40.04 feet to the point of beginning; thence continue along the Northerly line of the said quarter quarter section for a distance of 1,286.23 feet to the Northeast corner of the Northeast quarter of Southeast quarter of said section; thence turn an angle to the right of 87 degrees 40 minutes 30 seconds and in the Southerly direction along the East line of said quarter quarter section for a distance of 305.04 feet; thence turn an angle to the right of 92 degrees 22 minutes 30 seconds and in a Westerly direction for a distance of 1,285.93 feet; thence turn an angle to the right of 87 degrees 33 minutes and in a Northerly direction parallel with the West line of said quarter quarter section and 40 feet East of said West line for a distance of 303.87 feet to the point of beginning.



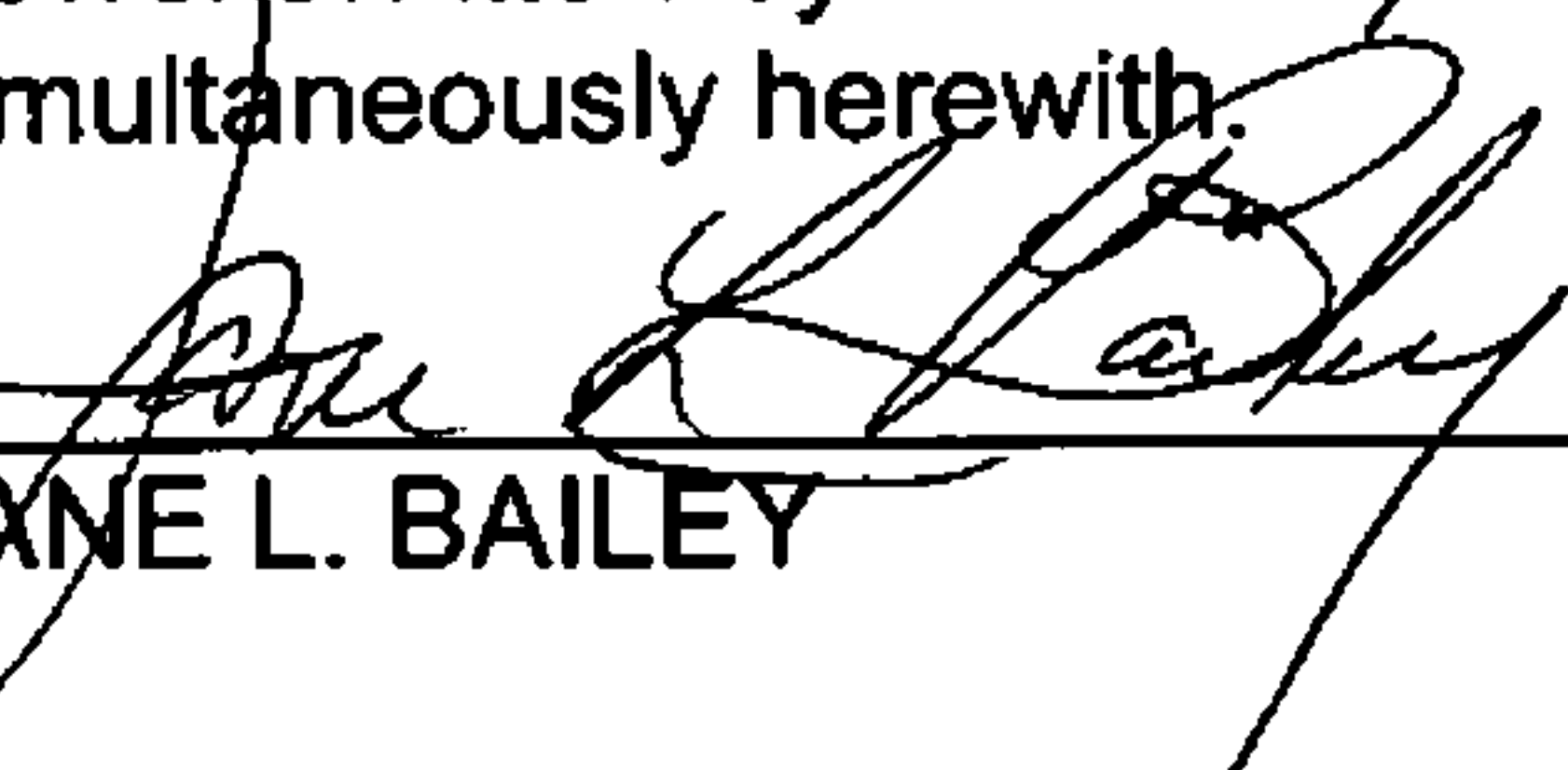
SUBJECT TO:

1. Taxes for the year 2023, which are a lien but not yet due and payable until October 1, 2023, if any.
2. Restrictions, covenants and conditions, as set out in instrument(s) recorded in Volume 249 Page 924 and Volume 251 Page 930 in the Probate Office.
3. Right(s) of Way(s) granted to South Central Bell Telephone Company by instrument(s) recorded in Book 116 Page 286 in the Probate Office.
4. Right(s) of Way(s) granted to Alabama Power Company by instrument(s) recorded in Book 127 Page 47 and Book 183 Page 256 in the Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including those set out in Book 90 Page 823 in the Probate Office.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 6TH day of APRIL, 2023.


 NELSON R. BAILEY
 BY: , as his
 true and lawful Attorney-in-Fact as per Specific
 Power of Attorney dated March 22, 2023 and filed
 simultaneously herewith.

 JANE L. BAILEY

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JANE L. BAILEY whose name as Attorney-in- Fact for NELSON R. BAILEY, as per Specific Power of Attorney dated March 22, 2023, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she, as such Attorney-in-Fact and with full authority, executed the same voluntarily on the day the same bears date on behalf of NELSON R. BAILEY.

Given under my hand and official seal this 6TH day of APRIL, 2023.



 NOTARY PUBLIC
 My Commission Expires: 10/31/2023

STATE OF ALABAMA
 COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county, in said state, hereby certify that JANE L. BAILEY, whose name is signed to the foregoing conveyance and who is known to me,

acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6TH day of APRIL, 2023.


NOTARY PUBLIC
My Commission Expires: 10/31/2023

Grantor's Name:
NELSON R. BAILEY and wife, JANE L. BAILEY
Mailing Address:
POST OFFICE BOX 82
GULF SHORES, ALABAMA 36547

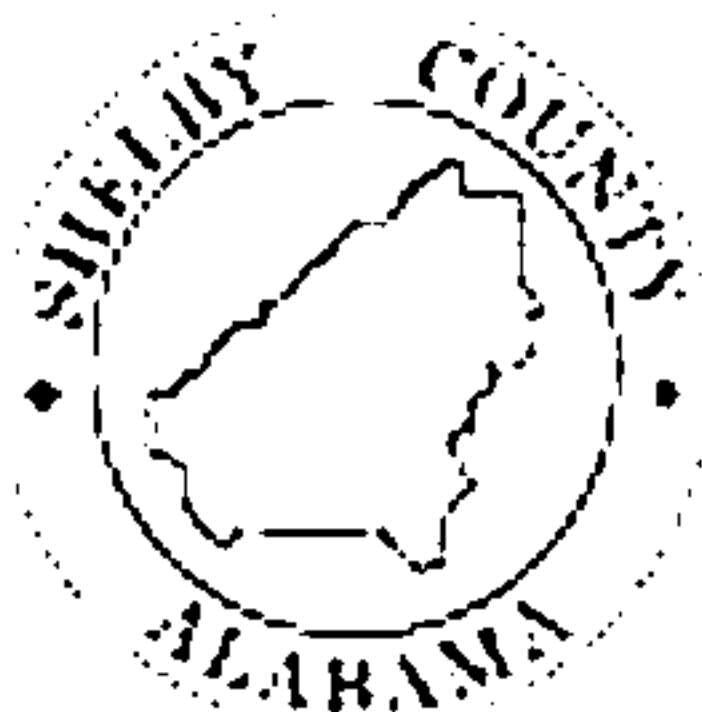
Property Address:
410 Valley View Lane
Indian Springs, AL 35124

Grantee's name:
ARNAR THORS and wife, KARA THORS
Mailing Address:
410 VALLEY VIEW LANE
INDIAN SPRINGS, ALABAMA 35124

Date of Sale: APRIL 6TH, 2023
Total Purchase Price: \$1,350,000.00
or
Actual Value
or
Assessor's Market Value

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Front of Foreclosure Deed
☐ Appraisal
☐ Other _____



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/12/2023 02:51:13 PM
\$1378.00 JOANN
20230412000103230

