

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF CURRENT TITLE OPINION OR CURRENT SURVEY.

PREPARED BY:
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SEND TAX NOTICE TO:
Michelle Burt & Philicia Danner
5638 Roy Dr.
Helena, ALABAMA 35080

Jan Broadhead

WARRANTY DEED
JOINT TENANTS IN COMMON
ASSIGNMENT OF EXISTING EASEMENT

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) to the undersigned GRANTORS in hand paid by the GRANTEES, herein, the receipt whereof is acknowledged we, **MICHELLE BURT**, a married woman, and **PHILICIA DANNER**, a married woman, (herein referred to as GRANTORS), do grant, bargain, sell and convey unto **MICHELLE BURT** and **PHILICIA DANNER**, (hereinafter referred to as GRANTEES) as joint tenants in common, reserving unto **JANICE K. BROADHEAD** a life estate in the following described right-of-way and easement for use as a driveway over, upon and across a strip of land approximately fifty (50) feet wide, and more particularly described as follows:

A fifty (50) foot wide easement for a driveway located in the South ½ of the Southwest 1/4 of Section 22, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the northeast corner of lot 29 of Shannon Glenn Subdivision as shown by a subdivision map recorded in the Probate Office of Shelby County, Alabama, thence run in a Southerly direction along the Eastern boundary line of said Lot 29 a distance of 50.0 feet; thence turn 90 degrees to the right and run in a Westerly direction and parallel to the Northern boundary of said Lot 29 a distance of 150 feet to a point on the western boundary of said Lot 29, thence 90 degrees right and run in a Northerly direction and along the western boundary of said Lot 29 a distance of 50.0 feet to a point on the Northwest corner of the said Lot 29; thence turn right at an angle of 90 degrees and run along the Northern boundary of said Lot 29 a distance of 150.0 feet to the point of beginning, this entire easement being located on Lot 29 of Shannon Glen Subdivision.

The sole purpose of this deed is to vest the property without survivorship and to reserve a life estate to **JANICE K. BROADHEAD** in revision of the Deed filed on 06/01/2015, in instrument number 20150601000179690.

MICHELLE BURT and **REAGAN MICHELLE BROADHEAD BURT** are one and the same person.

TO HAVE AND TO HOLD, all and singular, the above described right of way easement unto the said Grantees, **MICHELLE BURT** and **PHILICIA DANNER**, for and during their joint lives, subject to the reservation of a life estate for **JANICE K. BROADHEAD**.

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.

The Original Grantor, J. Harris Development Corporation, reserved the right to repurchase this easement should the right of way granted no longer be useful to serve as a right-of-way easement.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 5th day of April, 2023.



20230518000147850 2/2 \$27.00
Shelby Cnty Judge of Probate, AL
05/18/2023 10:20:52 AM FILED/CERT

Michelle Burt (L.S.)

MICHELLE BURT

Philicia Danner (L.S.)

PHILICIA DANNER

ACKNOWLEDGMENT

STATE OF ALABAMA
SHELBY COUNTY

I, Sherry C. Fancher, a Notary Public in said County in said State, hereby certify that **MICHELLE BURT** and **PHILICIA DANNER**, whose names are signed to the foregoing conveyance, and who are known to me acknowledge before me on this day, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of April, 2023.

Sherry C. Fancher

Notary Public

My Commission Expires: 09/08/2025