

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-23-29114

Send Tax Notice To: Kevin Hand
Jennifer Hand

129 Dogwood Tr
Alabama, AL 35007

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 **Thirty Two Thousand Dollars and No Cents (\$32,000.00)**, 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, **John Dudley and Donna Dudley**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kevin Hand and Jennifer Hand**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

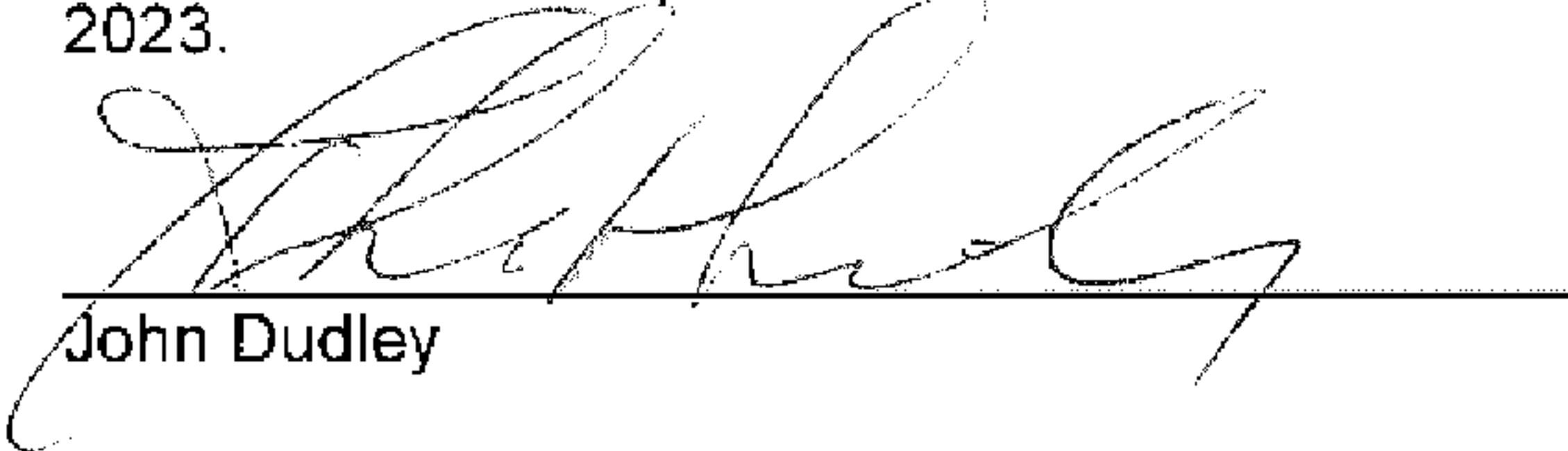
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

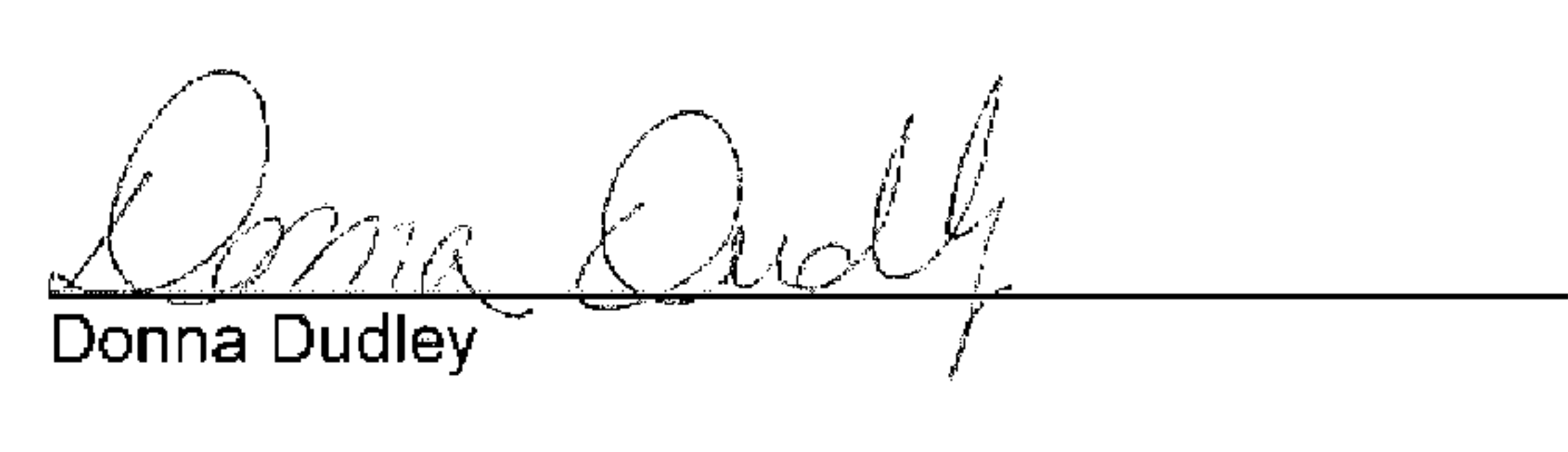
\$25,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of May, 2023.


John Dudley

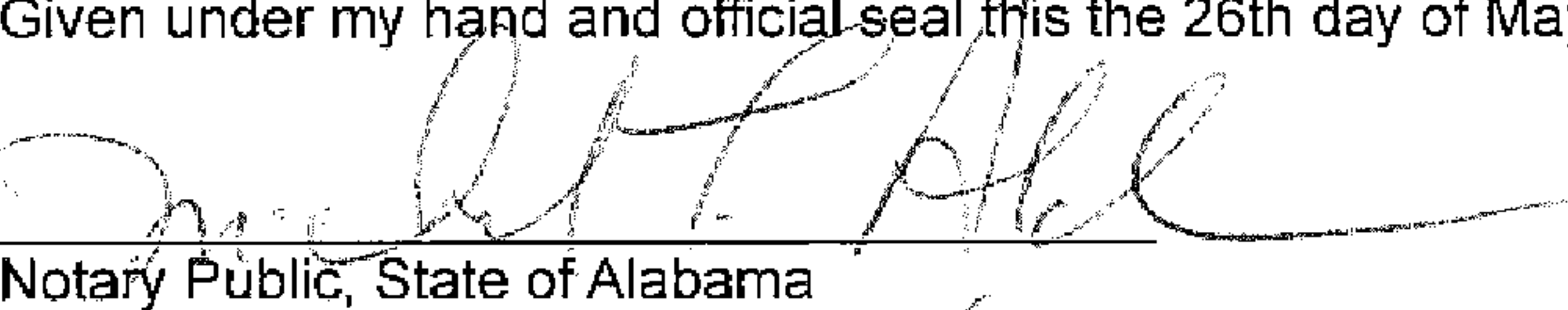

Donna Dudley

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John Dudley and Donna Dudley, 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 26th day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: September 01, 2024

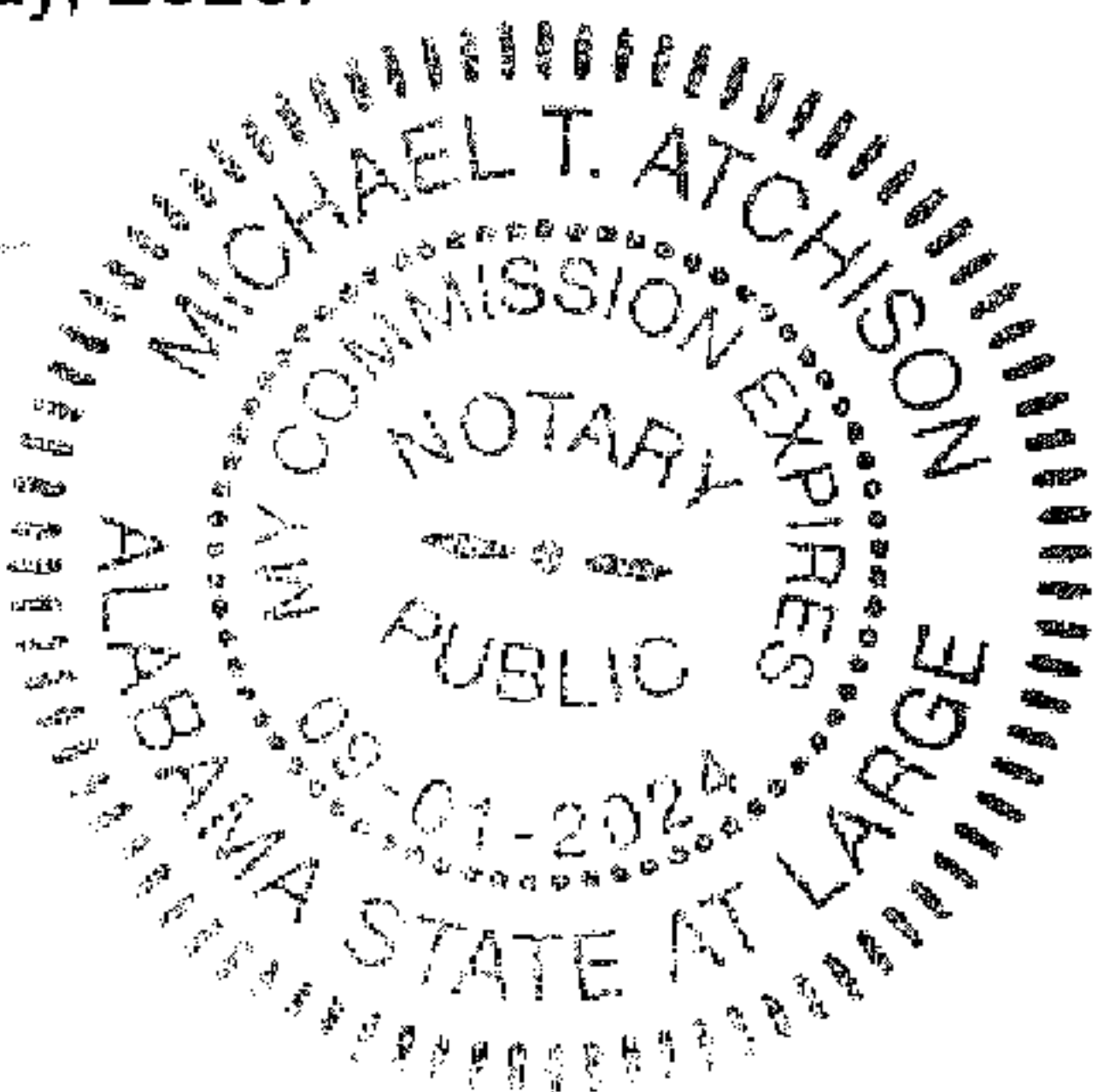


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West and run easterly along the South line of said SE 1/4 of SE 1/4 a distance of 96.08 feet to a point at the Southeast corner of the Sam Stinson lot; thence turn an angle of 88 degrees 20 minutes 30 seconds left and run northerly along the East line of said Sam Stinson lot a distance of 231.30 feet to the point of beginning; thence continue along the same line a distance of 245.00 feet to a point approximately 20 feet South of the centerline of Sterrett Street; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run easterly and parallel with the centerline of Sterrett Street for a distance of 67.5 feet to a point; thence turn an angle of 89 degrees 31 minutes 30 seconds right and run southerly a distance of 245.00 feet to a point; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run westerly a distance of 67.5 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West. According to survey of Lewis H. King, Jr., RLS #12487, dated August 22, 1987. Situated in Shelby County, Alabama

Allen S. Bayal

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1