

Send Tax Notice to:

190 Heritage Trace
Montevallo AL 35115

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Four Hundred Twenty Thousand and 00/100s Dollars (\$420,000.00)**, 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 where is acknowledged. I or we, **Thomas G. Walker, Jr. and Betty Walker a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 4311 Flint Dr. SE Owens Cross Roads AL 35763 grant, bargain, sell and convey unto, **Spencer Starr Corbett and Kristine Stewart Corbett** herein referred to as grantees) whose mailing

address is 190 Heritage Trace Pkwy Montevallo AL 35115 for and during their joint lives as joint tenants and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby** County, Alabama, having an address: **190 Heritage Trace Pkwy, Montevallo, AL 35115** to wit:

Lot 165 and the East half of Lot 166 of Heritage Trace, Phase 3, as recorded in Map Book 39, Page 17, in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Begin at the NE corner of Lot 165 of Heritage Trace, Phase 3, as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County; thence S26°04'22"E along the East line of said lot a distance of 154.09' to the Southwest corner of said Lot 165; thence S62°28'49"W a distance of 44.03'; thence S65°16'36"W a distance of 76.00'; thence N26°04'22"W a distance of 150.60'; thence N67°56'47"E a distance of 40.10'; thence N59°54'29" E a distance of 80.20' to the point of beginning.

Being on an the same as Lot 165-A of Heritage Trace, Phase 3, being a Resurvey of Lot 165 and Lot 166 Heritage Trace, Phase 3 and a Resurvey of Lot 167-A of Eddings Resurvey No. 1, as recorded in Map Book 53, Page 79, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$378,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 16 day of

June, 2023

Thomas G. Walker, Jr.

Thomas G. Walker, Jr.

Betty Walker
Betty Walker

STATE OF Alabama

Shelby COUNTY ss:

I, Jack R. Thompson, Jr., a Notary Public in and for said county in said state, hereby certify that **Thomas G. Walker, Jr. and Betty Walker** 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 16 day of June, 2023

My Commission Expires: 10/31/2024

Notary Public

(S E A L)

This instrument was prepared by:

Jack R. Thompson, Jr.

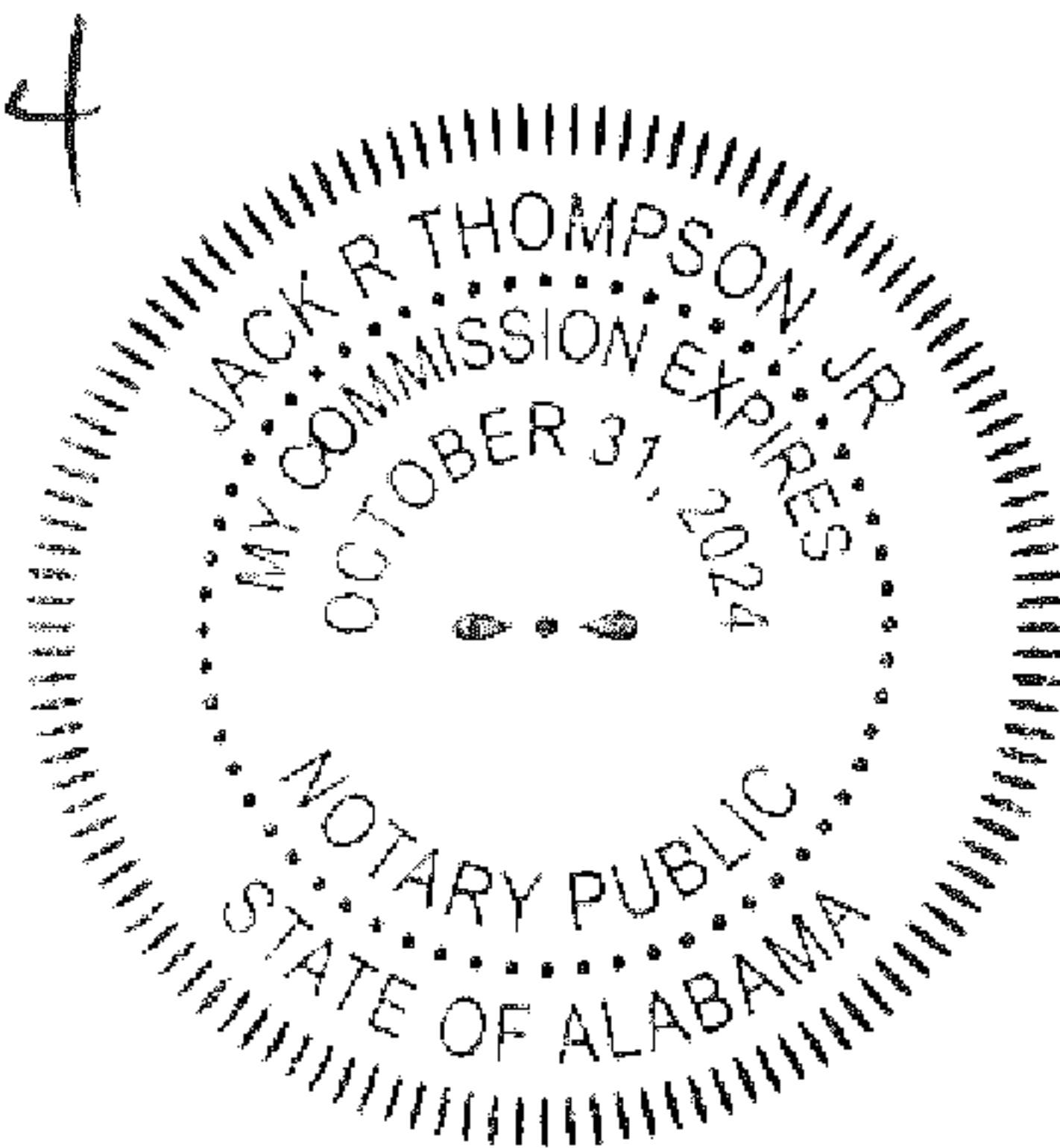
Law Office of Jack R. Thompson, Jr, LLC

416 Yorkshire Drive

Birmingham, AL 35209

(205) 410-7591

ATB3751



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/20/2023 09:45:30 AM
\$67.00 BRITTANI
20230620000182940

Allie S. Boyd