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Shelby Cnty Judge of Probate, AL
07/19/2023 11:13:29 AM FILED/CERT

STATE OF ALABAMA §
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SHELBY COUNTY §

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Five Hundred and NO/100 (\$500.00) Dollars and other valuable considerations to the undersigned **MARGARET MALONE HORTON aka MARGARET M. STOKES, A MARRIED WOMAN, WHOSE MAILING ADDRESS IS 1359 4TH STREET S.E. CHILDERSBURG, ALABAMA 35044** herein referred to as Grantor, in hand paid by **MARGARET MALONE HORTON aka MARGARET M. STOKES, WHOSE MAILING ADDRESS IS 1359 4TH STREET S.E. CHILDERSBURG, ALABAMA 35044** and **RENAE SCOGGINS BENTON, WHOSE MAILING ADDRESS IS 3252 WESTOVER ROAD, WESTOVER, ALABAMA 35147**, herein referred to as Grantees, the receipt whereof is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, all her right, title and interest in and to the following described real estate, situated in Shelby County, Alabama:

A lot in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, thence run South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section at a distance of 255.80 feet to the point of beginning, thence continue South along the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 227.22 feet to the Northwest R.O.W. line of U.S. Hwy. No 280, thence turn an angle of 61 degrees 16 minutes to the right and run along said R.O.W. line a distance of 158.40 feet, thence turn an angle of 85 degrees 00 minutes to the right and run a distance of 200.00 feet, thence turn an angle of 95 degrees 00 minutes to the right and run a distance of 285.00 feet, more or less, to the point of beginning.

Situated in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 19 South, Range 1 East, less a 25.00 foot by 25.00 foot square being the same property described in that certain deed from W.R. Robertson to Westover Water and Fire Protection Authority dated 1/15/69, recorded in Deed Book 256, Page 391, in the Probate Records of Shelby County, Alabama.

Less and except the East 20 feet of the above described description. Also, grantor herein reserved an easement being 20 feet in width running in a Northwesterly direction along the centerline of the existing driveway for 40 feet thence running Northeasterly parallel to the existing right-of-way to the east line of caption lands.

The property being conveyed herein does not constitute any part or portion of the homestead of the grantor.

Subject to any and all restrictions, reservations, easements and rights of way of public record.

The preparer of this instrument has not reviewed the status of the title on this property and acts only as the drafter of the instrument.

Description provided by grantor.

Reference: Instrument No. 20110729000221310

Property Address: 3252 Westover Road, Westover, Alabama 35147

Assessor's Market Value: \$ 101,380.00

The purchase price or actual value claimed on this form can be verified in the

following documentary evidence: Property Record Card

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein), in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantor does for herself and for her heirs, executors and administrators, covenant with the Grantee, her heirs and assigns that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as herein stated, that she has a good right to sell and convey the same as is done hereby, that she will and her heirs, executors and administrators shall warrant and defend the same to the said Grantee, his heirs and assigns forever against the lawful claims of all persons except any who claim under this instrument or any matter herein stated.

Wherever used herein, the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal on this the 18 day of July, 2023.

Margaret Malone Horton
Margaret Malone Horton
aka Margaret M. Stokes

STATE OF ALABAMA §
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COUNTY OF TALLADEGA §

I, the undersigned authority in and for said County, in said State, hereby certify that Margaret Malone Horton aka Margaret M. Stokes, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of July, 2023.

Marsha M. Ellis
Notary Public
My Commission Expires: 6/8/2024

THIS INSTRUMENT PREPARED BY:
PROCTOR & VAUGHN, LLC
Post Office Box 2129
Sylacauga, Alabama 35150
File: 12054.1

