

Send Tax Notice to:
Gyl Turner & Kimberly Jacobs
613 Shelby Dr
Montevallo, AL 35115

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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, **James McDonald, a widowed person** (herein referred to as grantor, whether one or more) whose mailing address is 816 59th St SOUTH, BIRMINGHAM, AL 35217 grant, bargain, sell and convey unto, **Gyl Turner and Kimberly F. Jacobs** herein referred to as grantees) whose mailing address is 613 Shelby Dr, 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: **613 Shelby Street, Montevallo, AL 35115** to wit:

A part of Island Street and a part of Lots 42, 43 and 44 according to the Original Plat of the Town of Montevallo being more particularly described as follows:

Commence at the intersection of the West right of way of Shelby Street and the North right of way of Island Street, also being the Point of Beginning: Thence run Southwesterly along the North right of way of Island Street a distance of 160.21 feet; thence 90°43'41" right a distance of 85.35 feet; thence right 89°18'39" a distance of 60.00 feet; thence right 89°44'54" a distance of 10.00 feet; thence left 89°43'05" a distance of 99.99 feet to the West right of way of Shelby Street; thence right 90°39'16" a distance of 75.25 feet along said right of way to the Point of Beginning; being situated in Shelby County, Alabama.

James H. McDonald and Kirk M. Morey are the surviving grantees of that certain deed recorded in Instrument #20191220000473560, the other grantee Jan Carey-McDonald having died on or about July 20, 2020.

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 1st day of August, 2023

James McDonald
James McDonald

STATE OF Alabama

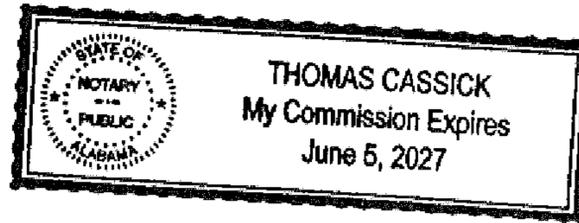
Jefferson COUNTY ss:

I, Thomas Cassick, a Notary Public in and for said county in said state, hereby certify that **James McDonald** 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 1st day of August, 2023

My Commission Expires: 6/5/2027

Thomas Cassick
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
ATB3829



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2023 03:45:28 PM
\$67.00 PAYGE
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Allie S. Beyl