

THIS INSTRUMENT PREPARED BY:

J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

P.O. Box 227
Chelsea AL 35043

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of One Hundred Forty-Five Thousand and 00/100 (\$145,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), PATRICK STEPHENS LANTRIP, a Married person, and MIRANDA SEGREST LANTRIP, a Married person, in hand paid by the GRANTEE(S), BARBARA RENEE THOMPSON and RICHARD LEE THOMPSON II, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

BEGIN AT THE NE CORNER OF THE SW 1/4 OF THE NW 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST THENCE S00°00'00"E ALONG THE EAST LINE THEREOF FOR A DISTANCE OF 883.46'; THENCE S 44°43'41"W FOR A DISTANCE OF 229.83'; THENCE N25°30'19"W FOR A DISTANCE OF 1144.46'; THENCE N88°47'27"E FOR A DISTANCE OF 654.68' TO THE POINT OF BEGINNING.

ALSO EASEMENT FOR INGRESS AND EGRESS: COMMENCE AT THE NE CORNER OF THE SW1/4 OF THE W1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST; THENCE RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR A DISTANCE OF 753.98 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 114 DEGREES 53 MINUTES FOR A DISTANCE OF 1,214.31 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 111

DEGREES 53 MINUTES FOR A DISTANCE OF 1,214.31 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 111 DEGREES 53 MINUTES FOR A DISTANCE OF 82.79 FEET FOR THE POINT OF BEGINNING; THENCE TURN AN ANGLE TO THE LEFT OF 69 DEGREES 02 MINUTES FOR A DISTANCE OF 100.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 149 DEGREES 55 MINUTES 12 SECONDS FOR A DISTANCE OF 52.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 16 DEGREES 08 MINUTES 52 SECONDS FOR A DISTANCE OF 110.0 FEET; THENCE TURN AN ANGLE TO THE LEFT OF 124 DEGREES 53 MINUTES 56 SECONDS FOR A DISTANCE OF 47.0 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Prior Deed Reference: Instrument No. 20210513000238490.

The Legal Description is more accurately described in Survey completed by Clinkscales by Steven J. Clinkscales, License No. 37248 as set forth below and a copy attached herein:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND NAIL; THENCE RUN S 89°28'52" W ALONG SAID NORTH 1/4 - 1/4 LINE FOR A DISTANCE OF 654.87 FEET TO A FOUND 3" OPEN TOP PIPE; THENCE RUN S 20°22'02" E FOR A DISTANCE OF 215.80 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 59°32'13" E FOR A DISTANCE OF 58.30 FEET TO A FOUND 1-1/2" OPEN TOP PIPE; THENCE RUN S 23°27'36" E FOR A DISTANCE OF 176.00 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 23°26'33" E FOR A DISTANCE OF 218.64 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 22°03'02" E FOR A DISTANCE OF 184.51 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 25°25'32" E FOR A DISTANCE OF 200.15 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 25°25'12" E FOR A DISTANCE OF 101.85 FEET TO A FOUND 1-1/2" OPEN TOP PIPE; THENCE RUN N 45°21'12" E FOR A DISTANCE OF 229.69 FEET TO A FOUND 4" PIPE CAPPED PIPE; THENCE RUN N 00°39'20" E FOR A DISTANCE OF 882.25 FEET TO THE POINT OF BEGINNING. SAID PARCEL BEING 9.41 ACRES, MORE OR LESS.

INGRESS, EGRESS, AND UTILITY EASEMENT: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, SAID POINT BEING A FOUND NAIL; THENCE RUN S 89°28'52" W FOR A DISTANCE OF 654.87 FEET TO A FOUND 3" OPEN TOP PIPE; THENCE RUN S 20°22'02" E FOR A DISTANCE OF 215.80 FEET

TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 59°32'13" E FOR A DISTANCE OF 58.30 FEET TO A FOUND 1-1/2" OPEN TOP PIPE; THENCE RUN S 23°27'36" E FOR A DISTANCE OF 176.00 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 23°26'33" E FOR A DISTANCE OF 218.64 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 22°03'02" E FOR A DISTANCE OF 184.51 FEET TO A FOUND 1" OPEN TOP PIPE; THENCE RUN S 25°25'32" E FOR A DISTANCE OF 200.15 FEET TO THE POINT OF BEGINNING OF A INGRESS, EGRESS, AND UTILITY EASEMENT, SAID POINT BEING A FOUND 1" OPEN TOP PIPE; THENCE RUN S 25°25'12" E FOR A DISTANCE OF 101.85 FEET TO A FOUND 1-1/2" OPEN TOP PIPE; THENCE RUN S 43°26'01" W FOR A DISTANCE OF 47.00 FEET TO A POINT; THENCE RUN N 11°52'52" W FOR A DISTANCE OF 75.92 FEET TO A POINT; THENCE RUN N 04°39'36" E FOR A DISTANCE OF 52.00 FEET TO THE POINT OF BEGINNING.

This conveyance is subject to all easements, rights of way, restrictions and reservations of record affecting said property

NOTE: \$108,750.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to the following:

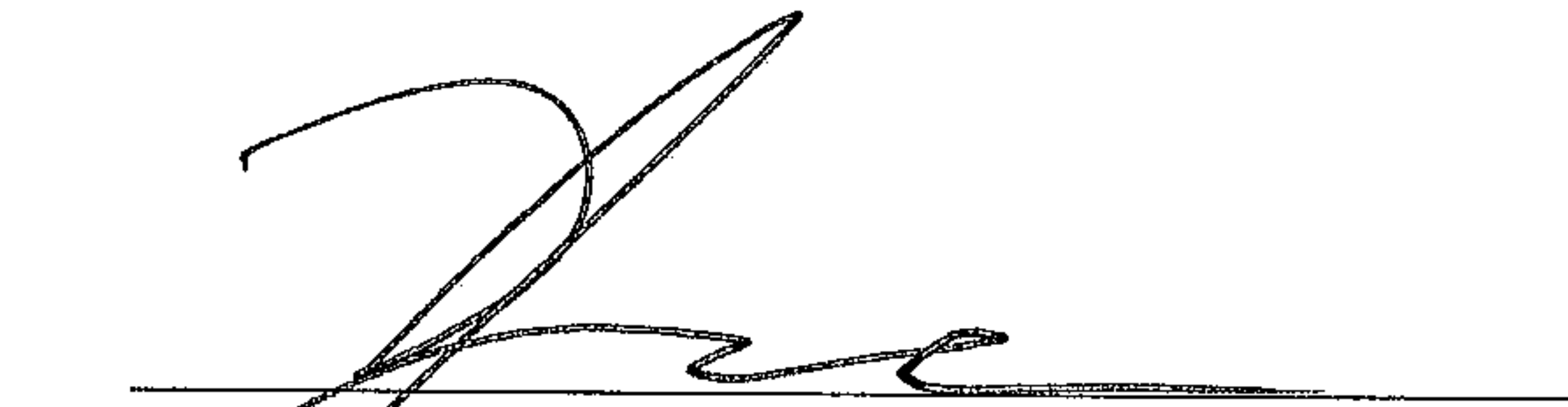
1. Rights of the public, the municipality, and the state of Alabama in and to that part of the land, if any taken and used for roads and highways.
2. Rights of way for drainage ditches, tile, feeders, and laterals and other drainage easements if any.
3. Rights of adjoining owners to the uninterrupted flow of any stream which may cross the subject land.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

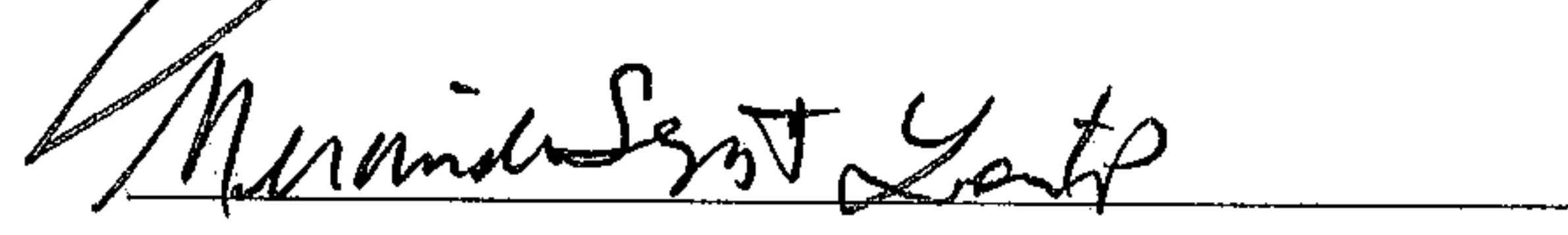
AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the

same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 8th day of September, 2023.



 PATRICK STEPHENS LANTRIP

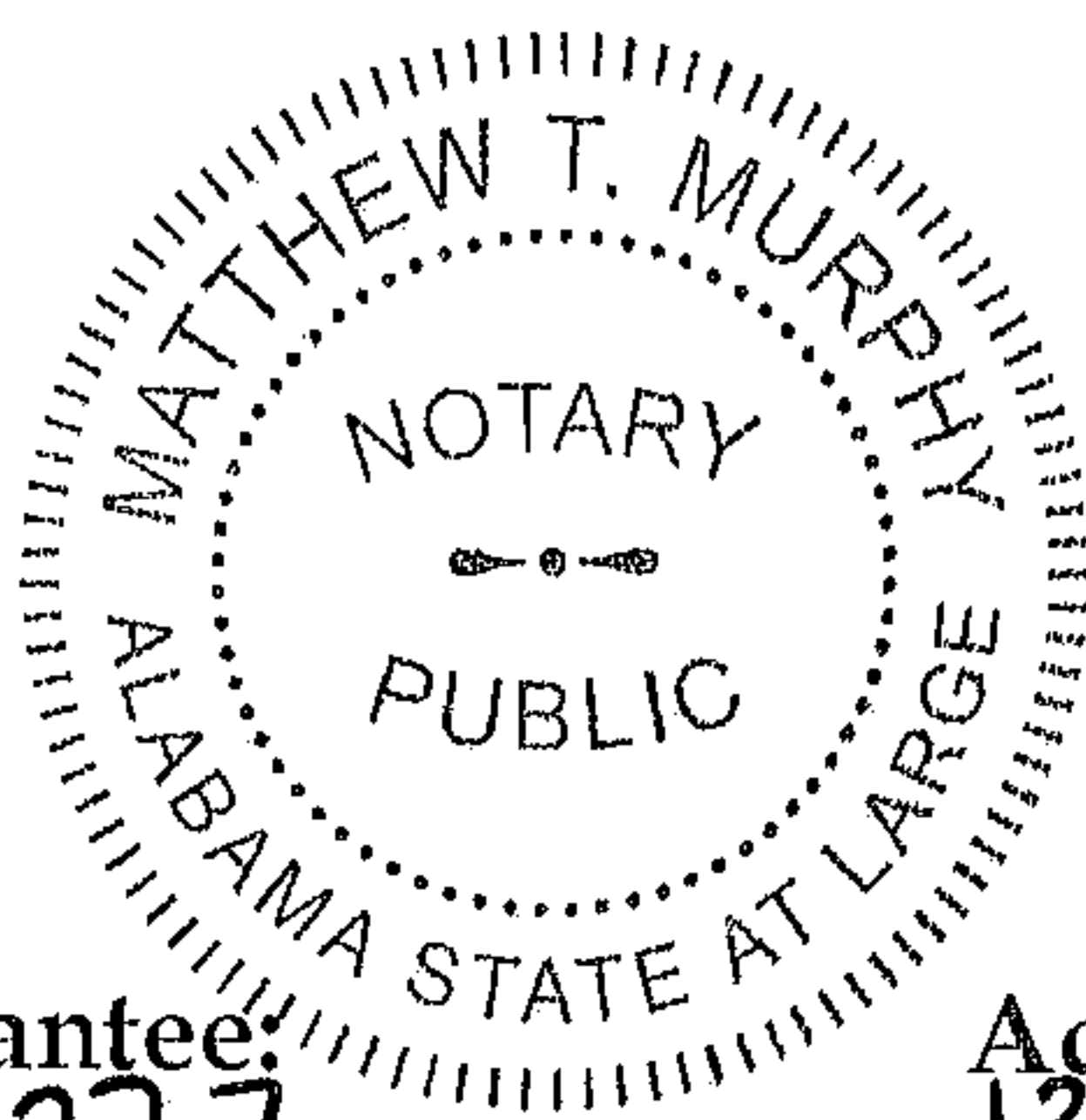


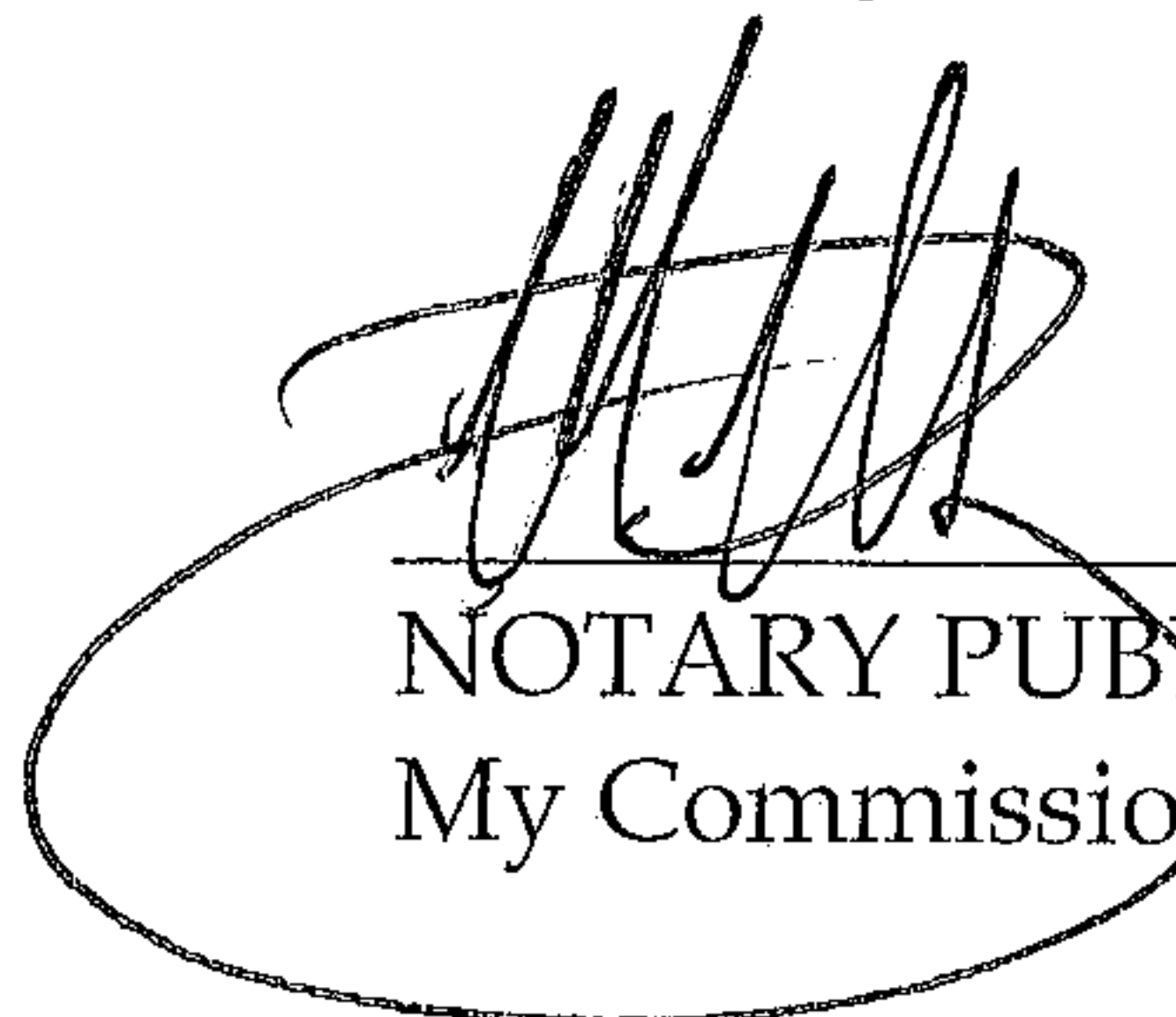
 MIRANDA SEGREST LANTRIP

STATE OF ALABAMA)
)
 COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **PATRICK STEPHENS LANTRIP and MIRANDA SEGREST LANTRIP** 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of September, 2023.





 NOTARY PUBLIC
 My Commission Expires: 12-3-2025

Address of Grantee:
PO Box 277
Chelseay, AL 35043

Address of Grantor: 131 Lake Cottage Rd
Sterrett, AL 35147

Property Address: Lot 9 Lake Cottage Road
Sterrett, AL 35147

Real Value: \$145,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/11/2023 09:06:47 AM
 \$67.50 PAYGE
 20230911000272760

Allen S. Bayl