

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:

125 Co Rd 253
Montevallo, AL 35115

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of One Hundred Thirty-Seven Thousand Five Hundred and 00/100 (\$137,500.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), Timothy John Genry and Abby Genry, a married couple, in hand paid by the GRANTEE(S), Zachary Andrew Copeland, 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:

A parcel of land, lying in the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 22 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at a 3/4" rebar found and locally accepted to be the Northeast corner of said 1/4-1/4 section, said point being South 88 degrees 45 minutes 44 second West of a 5/8" rebar found at the Northwest corner of Tract 1 of Shady Acres, as recorded in Map Book 26, Page 52, in the Probate Office of said Shelby County; thence South 00 degrees 33 minutes 26 seconds East along the East line of said 1/4-1/4 section for a distance of 315.00 feet to a 5/8" capped rebar set stamped "Clinkscals", said point being the POINT OF BEGINNING of the parcel herein described; thence continue South 00 degrees 33 minutes 26 seconds East along said East line for a distance of 345.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence leaving said East line, South 89 degrees 26 minutes 34 seconds West for a distance of 210.00 feet to a 5/8" capped rebar set stamped "Clinkscals"; thence North 00 degrees 33 minutes 26 seconds West for a distance of 259.00 feet to

a 5/8" capped rebar set stamped "Clinkscapes"; thence North 89 degrees 26 minutes 34 seconds East for a distance of 80.00 feet to a 5/8" capped rebar set stamped "Clinkscapes"; thence North 00 degrees 33 minutes 26 seconds West for a distance of 86.00 feet to a 5/8" capped rebar set stamped "Clinkscapes"; thence North 89 degrees 26 minutes 34 seconds East for a distance of 130.00 feet to the POINT OF BEGINNING.

LESS & EXCEPT any portion of the above-described property lying within the right of way of Shelby County Road 253.

NOTE: \$135,009.00 of the purchase price was obtained by a Purchase Money Mortgage.

Subject to reservations, easements and rights of ways affecting subject property of record.

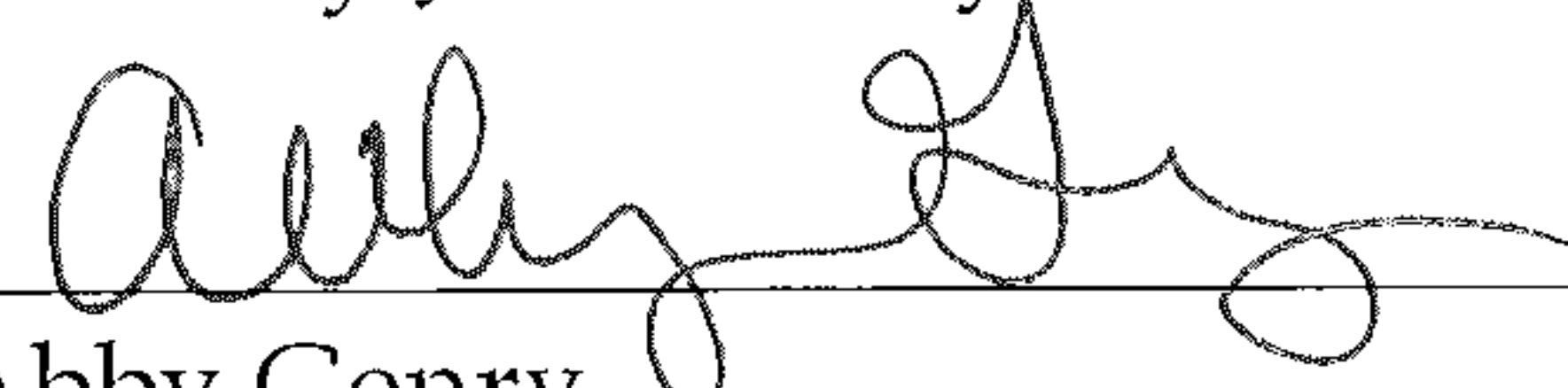
TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

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 14th day of December, 2023.



Timothy John Genry

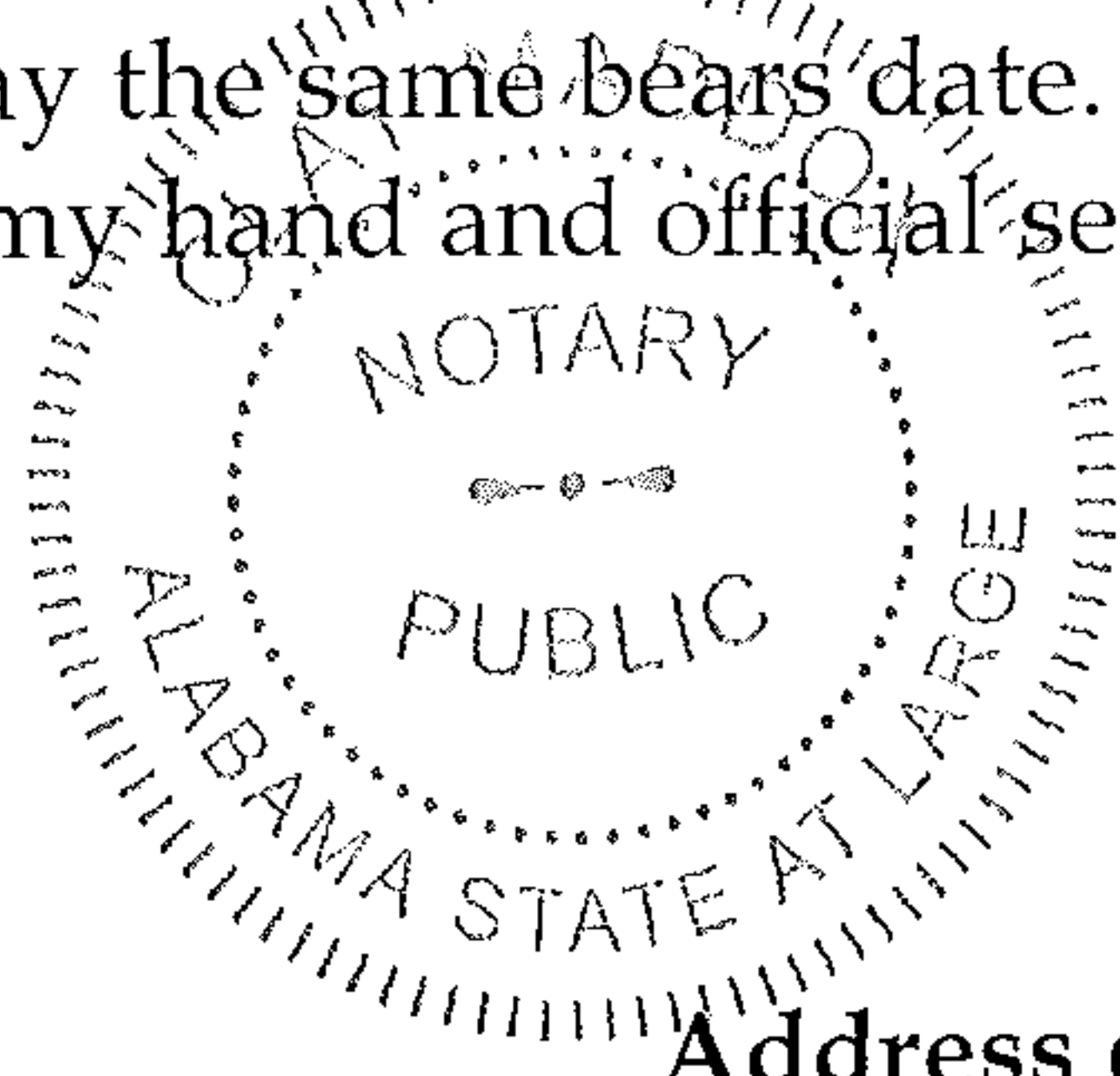


Abby Genry

STATE OF Alabama)
)
COUNTY OF Chilton)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Timothy John Genry and Abby Genry** 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 14th day of December, 2023.



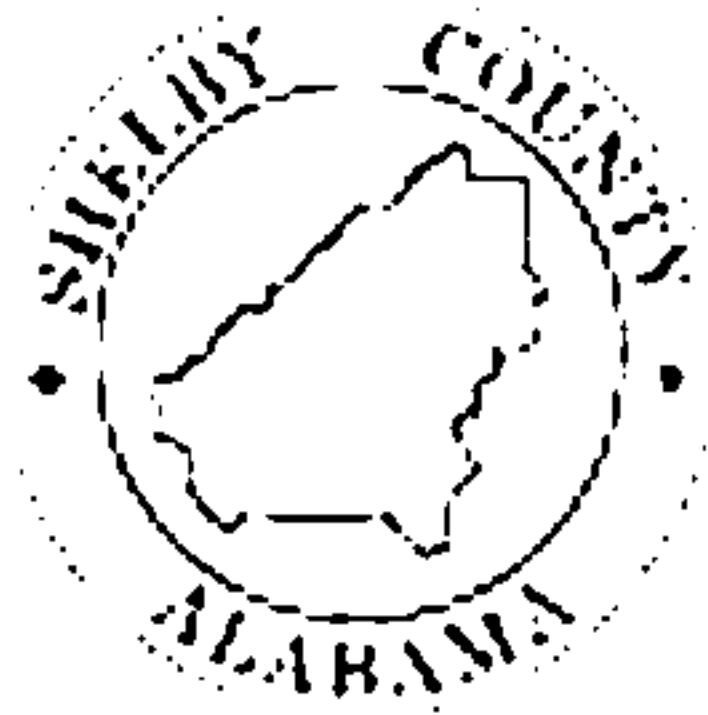

NOTARY PUBLIC
My Commission Expires: 4-25-27

Address of Grantee:
125 Co Rd 233
Montevallo, AL
35115

Address of Grantor:
375 18th St
Calera, AL 35040

Property Address:
125 County Road 253
Montevallo, AL 35115

Real Value: \$137,500.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/15/2023 08:31:24 AM
\$30.50 PAYGE
20231215000360570

Allie S. Boyd