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Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
01/29/2024 12:22:16 PM
\$109.50 JOANN
20240129000021920

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01/29/2024 12:22:16 PM
DEEDS 1/1

Allen S. Byrd

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2024-01-6727
Documentary Evidence: Sales Contract

Send Tax Notice To:

Timothy E. Stone and
Virginia A. Stone
12 Rockdell Lane
Birmingham, AL 35213
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Eighty Seven Thousand Five Hundred and 00/100 Dollars (\$87,500.00)**, which is the total purchase price, in hand paid to the undersigned Grantor(s) herein, the receipt and sufficiency of which are hereby acknowledge, I, **Donna Rasco Morgan**, a married individual (hereinafter referred to as "Grantor") do by these presents grant, bargain, sell, and convey unto **Timothy E. Stone and Virginia A. Stone**, (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

All that part of the North 1/2 of the NW 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 1 East, which lies East of the center line of the dirt road which crosses said North 1/2 of NW 1/4 of NE 1/4 running in a North-South direction. The property herein described contains ten acres, more or less. Being situated in Shelby County, Alabama.

The above described property does not constitute the Homestead of the Grantor nor that of her spouse.

Donna Rasco Morgan is the only heir at law and next of kin of Betty Louise Rasco who was the surviving grantee of that certain deed recorded in Book 335, page 45, in the Probate Office of Shelby County, Alabama. James Donald Rasco having died on January 24, 2008, and Betty Louise Rasco having died on June 8, 2017.

Address of property: Storey Brook Trail, Wilsonville, AL 35186

\$.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

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

Grantor does, for herself, her heirs, successors, executors, administrators, personal representatives and assigns, covenant with Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of said premises; that she is free from all encumbrances, unless otherwise noted above; that Grantor does have good right to sell and convey the same as aforesaid; and that Grantor will and his/her heirs, successors, executors, administrators, personal representatives and assigns shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

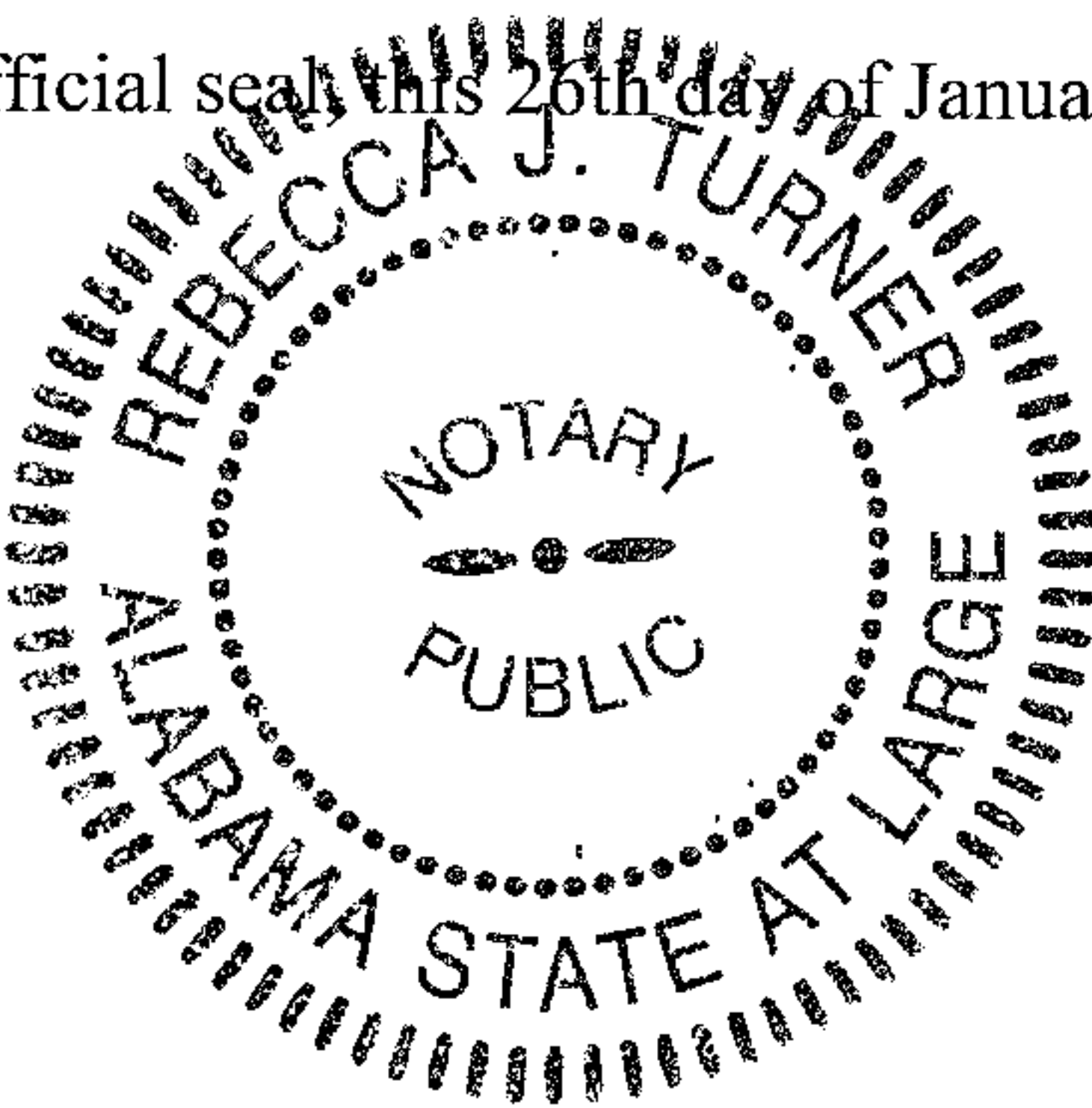
IN WITNESS WHEREOF, the said Grantor has set her hand and seal, this 26th day of January, 2024.

Donna Rasco Morgan (Seal)
Donna Rasco Morgan

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Donna Rasco Morgan**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, he/she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 26th day of January, 2024.



Rebecca J. Turner
Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantor's Mailing Address:

2474 Highway 49
Columbiana, AL 35051