

20240308000064360  
03/08/2024 01:09:45 PM  
DEEDS 1/4  
SEND TAX NOTICE TO:  
**Shannon Humphrey and Stacie  
Humphrey  
730 Hwy 35  
Pelham, Alabama 35124**

**This instrument was prepared by:**  
Edward Reisinger  
Kudulis, Reisinger & Price, LLC  
P. O. Box 653  
Birmingham, AL 35201

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA  
SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of **One Hundred Thousand dollars & no cents (\$100,000.00)**

To the undersigned **GRANTOR(S)** in hand paid by the **GRANTEE(S)** herein, the receipt whereof is acknowledged,

**George David Lynch, III and Mary Ann Lynch, husband and wife**(herein referred to as **GRANTOR(S)**), do grant, bargain, sell and convey unto

**Shannon Humphrey and Stacie Humphrey**(herein referred to as **GRANTEE(S)**), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**PARCEL 1**

**Part of the Southwest Quarter of the Southwest Quarter of Section 18, Township 20 South, Range 02 West, Shelby County, Alabama, and being more particularly described as follows:**

**Start at a 5/8 inch square iron pipe accepted to mark the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 18, said pipe being the Point of Beginning of the parcel herein described; thence run North 00, degrees, 12 minutes, 47 seconds, East and along the west line of said Quarter, Quarter 228.36 to ½ inch capped rebar (MHI-CA-965), said rebar lying with intersection of the accepted southeast right-of-way margin of Shelby County Highway 35; thence run North 35 degrees 14 minutes 34 seconds East and along the accepted southeast right-of-way margin of said Shelby County Highway 35 for a distance of 234.94 feet to a 5/8 inch crimped iron pipe accepted to mark the southwest corner of Lot 46 of Mallard Pointe Subdivision as recorded in Map Book 10, Page 70 in the Probate Office of Shelby County, Alabama; thence run North 88 degrees 58 minutes 38 seconds East and along the south line of said Lot 46 for a distance of 283.61 feet to a 5/8 inch crimped iron pipe accepted to mark the southwest corner of said Lot 46 and lying with the intersection of the west line of Lot 41 of Mallard Pointe Amended Map of a Resurvey of Lots 41 and 42 as recorded in Map Book 13, Page 58 in the Probate Office of Shelby County, Alabama; thence run South 00 degrees 26 minutes 18 seconds West and along the west line of said Lot 41 for a distance of 74.73 feet to a rebar, said rebar accepted to mark the northwest corner of Lot 40 of said Mallard Pointe Subdivision; thence run South 00 degrees 03 minutes 29 seconds West and along the west line of said Lot 40 for a distance of 217.64 feet to a capped rebar, said rebar accepted to mark the northwest corner of Lot 39 of said Mallard Pointe Subdivision; thence run South 00 degrees 03 minutes 29 seconds West and along the west line of said Lot 39 for**



a distance of 131.63 feet to a 5/8 inch crimped iron pipe, said pipe accepted to mark the southwest corner of Lot 39 and northwest corner of Lot 2 Brookshire First Sector subdivision as recorded in Map Book 16, Page 33 in the Probate Office of Shelby County, Alabama, said pipe also lying with the intersection of the south line of said Quarter, Quarter; thence run South 89 degrees 49 minutes 21 seconds West along the south line of said Quarter, Quarter and along an old wire fence line 419.94 feet to the POINT OF BEGINNING.

Less and except any rights-of-way and/or easements of record.

## PARCEL 2

Part of the Southwest Quarter of the Southwest Quarter of Section 18, Township 20 South, Range 02 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 5/8 inch square iron pipe accepted to mark the southwest corner of the Southwest Quarter of the Southwest Quarter of said Section 18 and run North 00, degrees, 12 minutes, 47 seconds, East and along the west line of said Quarter, Quarter 228.36 to ½ inch capped rebar (MHI-CA-965), said rebar lying with intersection of the accepted southeast right-of-way margin of Shelby County Highway 35; thence run North 00, degrees, 11 minutes, 33 seconds, East and continuing along the west line of said Quarter, Quarter 135.59 to 5/8 inch crimped iron pipe, said pipe lying with intersection of the accepted northwest right-of-way margin of said Shelby County Highway 35 said pipe also being the Point of Beginning of the parcel herein described; thence run North 00, degrees, 15 minutes, 59 seconds, East and continuing along the west line of said Quarter, Quarter 53.19 to ½ inch capped rebar (MHI-CA-965); thence run North 89, degrees, 01 minutes, 17 seconds, East 43.55 to a rebar, said rebar lying with intersection of the accepted northwest right-of-way margin of said Shelby County Highway 35; thence run South 39 degrees 04 minutes 46 seconds West and along the accepted northwest right-of-way margin of said Shelby County Highway 35 for a distance of 69.47 feet to the POINT OF BEGINNING.

Less and except any rights-of-way and/or easements of record.

This property does not constitute the homestead of the Grantor(s).

Subject to: (1) Taxes for the year 2018 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any (3) Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

All matters as setout in that certain survey dated 2/13/2024, prepared by Kevin Douglas Hinkle, Alabama License No. 24024.

**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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 noted 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.

WARRANTY DEED, JOINT TENANTS

WITH RIGHT OF SURVIVORSHIP

CBT File #2402033



IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), this **March 06, 2024**

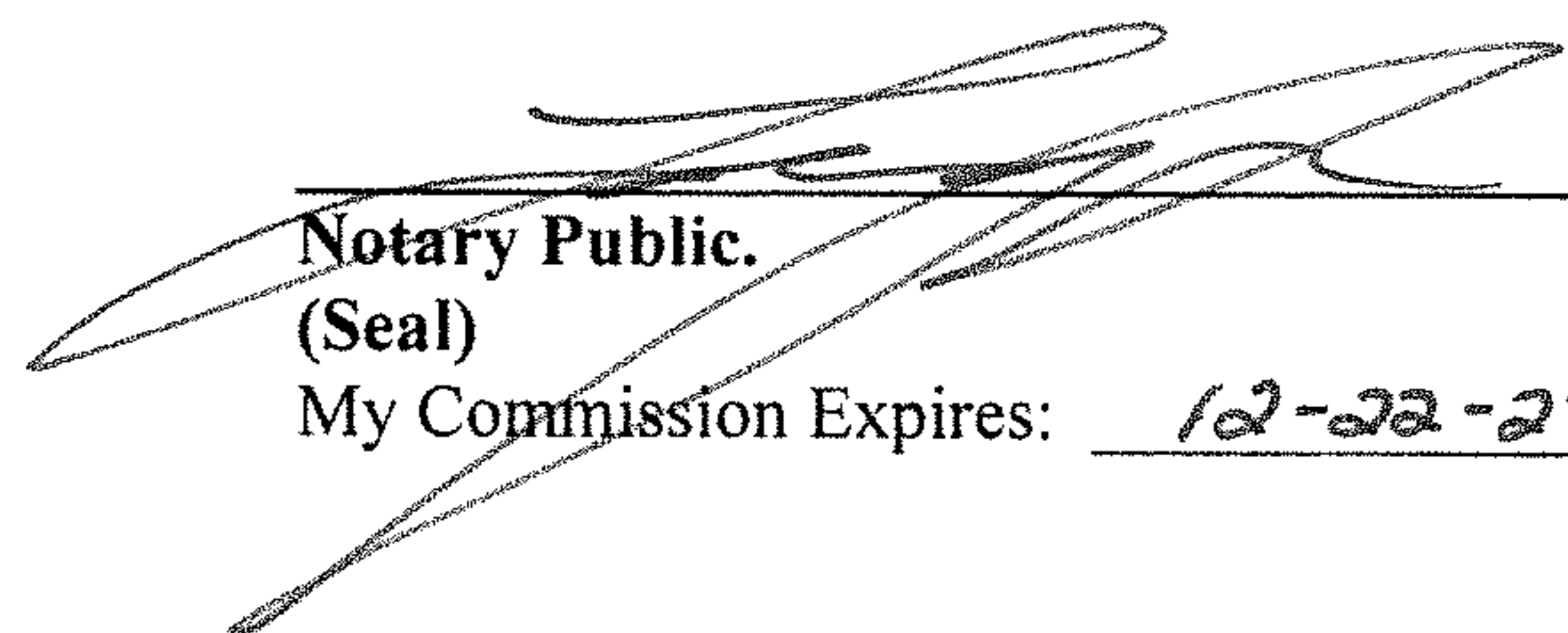
 (Seal)  
George David Lynch, III  
 (Seal)  
Mary Ann Lynch

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George David Lynch, III and Mary Ann Lynch, whose name(s) was (were) signed to the foregoing conveyance, and who is (are) known to me (or satisfactorily proven), 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 **6th** day of **March, 2024**.

  
\_\_\_\_\_  
Notary Public.  
(Seal)  
My Commission Expires: 12-22-25



**Real Estate Sales Validation Form*****This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)***

Grantor's Name George David Lynch, III and Mary Ann Lynch Grantee's Name Shannon Humphrey and Stacie Humphrey

Mailing Address 3628 Tall Timber Dr  
Birmingham, Alabama 35242Property Address 730 Hwy 35,  
Pelham, Alabama 35124Mailing Address 730 Hwy 35  
Pelham, Alabama 35124Date of Sale 03/06/2024Total Purchase Price \$100,000.00

or

Actual Value \_\_\_\_\_

or

Assessor's Market Value \_\_\_\_\_

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
03/08/2024 01:09:45 PM  
\$131.00 JOANN  
20240308000064360The purchase price or actual value claimed on this Bill of Sale is verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)☐ Bill of Sale☒ Sales Contract☐ Closing Statement☐ Appraisal☐ Other \_\_\_\_\_

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

**Instructions**

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).Date 3-6-24Janet Friedma  
Print Shannon HumphreyUnattested

(verified by)

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one