

This instrument prepared by:
Michael Galloway, Esq.
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Dylan Michael Sampsell and Georgia Brook
Sampsell
4850 Old Hwy 280
Westover, AL 35147

WARRANTY DEED
Joint With Right Of Survivorship

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Three Hundred Sixty-Five Thousand And No/100 Dollars (\$365,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Anthony Kyle Greene and Cathy E Greene, a married couple (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Dylan Michael Sampsell and Georgia Brook Sampsell (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

Commence at the Southeast corner of the SE 1/4 of SW 1/4 of Section 21, Township 19 South, Range 1 East, and run thence Westerly along the South boundary of said 1/4-1/4 Section 420 feet to the Point of Beginning of the tract herein described; thence North and parallel with the East boundary of said 1/4 1/4 Section 1320 feet to the North boundary of said 1/4-1/4 Section; thence West along the North boundary of said 1/4 1/4 Section 280 feet; thence South and parallel with the East boundary of said 1/4 1/4 Section 1320 feet to the South boundary of said 1/4-1/4 Section; thence East along the South boundary of said 1/4 1/4 Section 280 feet to the Point of Beginning.

Less and Except the following described property: Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama, and proceed North 89 deg. 59 min. 04 sec. West along the North boundary of said 1/4-1/4 for a distance of 420.12 feet to the Point of Beginning of herein described parcel of land; thence South 0 deg. 09 min. 13 sec. East 155.79 feet; thence South 89 deg. 08 min. 29 sec. West 279.63 feet; thence North 0 deg. 09 min. 13 sec. West 155.79 feet; thence North 89 deg. 08 min. 29 sec. East 279.63 feet back to the Point of Beginning.

Subject to a 25 foot Easement being more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of the SW 1/4 of Section 21, Township 19 South, Range 1 East, Shelby County, Alabama and proceed North 89 deg. 59 min. 04 sec. West along the North boundary of said 1/4 1/4 for a distance of 420.12 feet; thence South 0 deg. 09 min. 13 sec. East 155.79 feet; thence South 89 deg. 08 min. 29 sec. West 254.63 feet to the Point of Beginning of Easement; thence South 0 deg. 09 min. 13 sec. East along the East boundary of said easement for a distance of 1108.17 feet to a point on the North Right of Way boundary of Old Highway 280; thence South 89 deg. 50 min. 47 sec. West along Right of Way boundary of said road for a distance of 25.00 feet; thence North 0 deg. 09 min. 13 sec. West along West boundary of said Easement for a distance of 1108.17 feet; thence North 89 deg. 08 min. 29 sec. East for a distance of 25.00 feet, back to the Point of Beginning of Easement. All Being Situated in Shelby County, Alabama.

Also known as Parcel ID # 08-5-21-0-001-036.000

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$285,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs 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 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 11th day of March, 20 24.

Anthony Kyle Greene
Anthony Kyle Greene

Cathy E Greene
Cathy E Greene

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Anthony Kyle Greene and Cathy E Greene 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 the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 11th day of March, 2024.

Notary Public
My commission expires:

My Commission Expires
July 24, 2027



