

This Instrument was Prepared by:

Send Tax Notice To: Christopher Lea Rose

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-29783

20060 Hwy 55
Sterrett, AL 35147

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Eighty Five Thousand Dollars and No Cents (\$185,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jason Earl Weeks and wife, Janel Weeks** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Lea Rose and Linsey Brooke Rose, as joint tenants with right of survivorship** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 20060 Highway 55 ., Sterrett, AL 35147**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$185,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of April, 2024.

Jason Earl Weeks
Jason Earl Weeks

Janel Weeks
Janel Weeks

State of Alabama

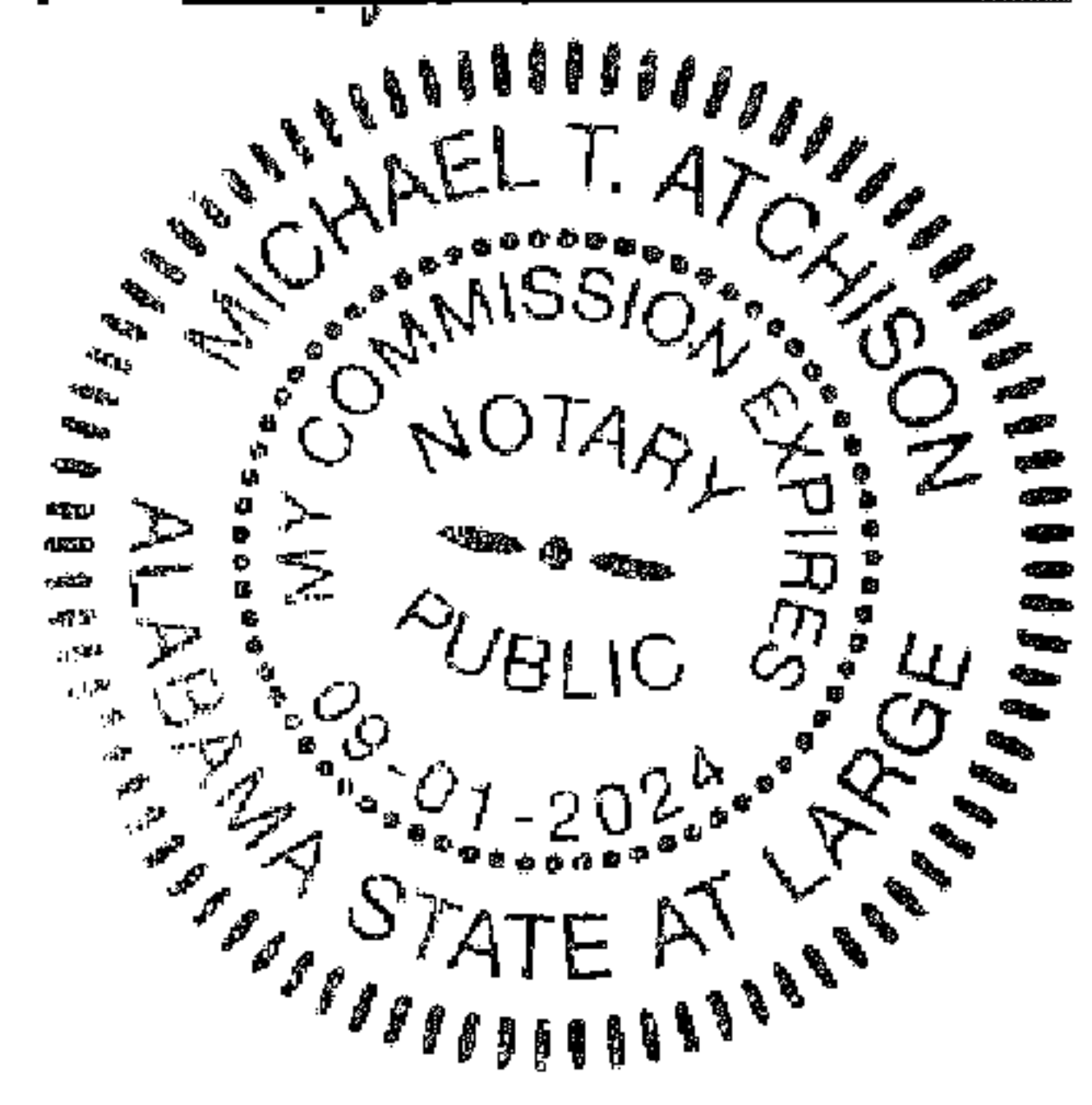
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jason Earl Weeks and Janel Weeks, 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 this the 26th day of April, 2024.

Michael T. Atchison
Notary Public, State of Alabama

9-1-24
My Commission Expires: September 01, 2024



**EXHIBIT "A"
LEGAL DESCRIPTION**

PARCEL 1:

A parcel of land situated in the N 1/2 of the SW 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 2 East, Shelby County, Alabama; thence run Northerly along the East side of said 1/4 - 1/4 line for 30.48 feet to the point of beginning; thence turn 88 degrees 20 minutes 32 seconds right and run Easterly a distance of 75.15 feet; thence turn 88 degrees 23 minutes 31 seconds left and run Northerly 112.02 feet; thence turn 89 degrees 27 minutes 56 seconds left and run Westerly 1249.93 feet; thence turn 63 degrees 11 minutes 23 seconds left and run Southwesterly 23.00 feet; thence turn 98 degrees 17 minutes 12 seconds left and run Southeasterly 51.85 feet; thence turn 17 degrees 32 minutes 47 seconds left and run Easterly 110.50 feet; thence turn 05 degrees 58 minutes 05 seconds right and run Southeasterly 269.05 feet; thence turn 13 degrees 50 minutes 16 seconds right and run Southeasterly 72.48 feet; thence turn 112 degrees 33 minutes 15 seconds right and run Southwesterly 62.09 feet; thence turn 135 degrees 28 minutes 47 seconds left and run Easterly 734.89 feet to the point of beginning. Less and except any part lying inside a road right of way.

LESS AND EXCEPT:

A parcel more particularly described as follows: Begin at the southeast corner of the NW 1/4 of the SW 1/4 of Section 8, Township 18 South, Range 2 East and run northerly along the East side of said 1/4-1/4 section for 30.48 feet to the point of beginning; thence continue on the last described course for 114.83 feet; thence turn an angle of 90 degrees 30 minutes 35 seconds to the right and run easterly 75.09 feet; thence turn an angle of 89 degrees 28 minutes 26 seconds to the right and run southerly for 112.00 feet; thence turn an angle of 88 degrees 21 minutes 31 seconds to the right and run westerly for 75.15 feet back to the point of beginning.

Situated in Shelby County, Alabama.

