

Send Tax Notice to:

659 Hiawatha Rd
Calera AL 35040

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Thirty Thousand Five Hundred and 00/100s Dollars (\$230,500.00)**, 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 where is acknowledged. I or we, **Peighton Teachenor n/k/a Peighton Davis and Colton Vance Davis, a married couple** herein referred to as grantor, whether one or more whose mailing address is 48210 Iron Ridge Loop SE, Jones, Georgia 30607 grant, bargain, sell and convey unto, **Nicholas White and Molly White** herein referred to as grantees) whose mailing address is 659 Hiawatha Rd, Calera, AL 35040 for and during their joint lives as joint tenants 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**, having an address: **659 Hiawatha Rd, Calera, AL 35040** to wit:

SEE ATTACHED EXHIBIT A

Subject to ad valorem taxes for the current year, and subsequent years.
Subject to restrictions, reservations, conditions, and easement of record
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

Deed Effective 5-30-24

\$182,756.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 30 day of May, 2024

Peighton Teachenor n/k/a Peighton Davis
Peighton Teachenor n/k/a Peighton Davis

Colton Vance Davis
Colton Vance Davis

STATE OF Alabama

Shelby COUNTY ss:

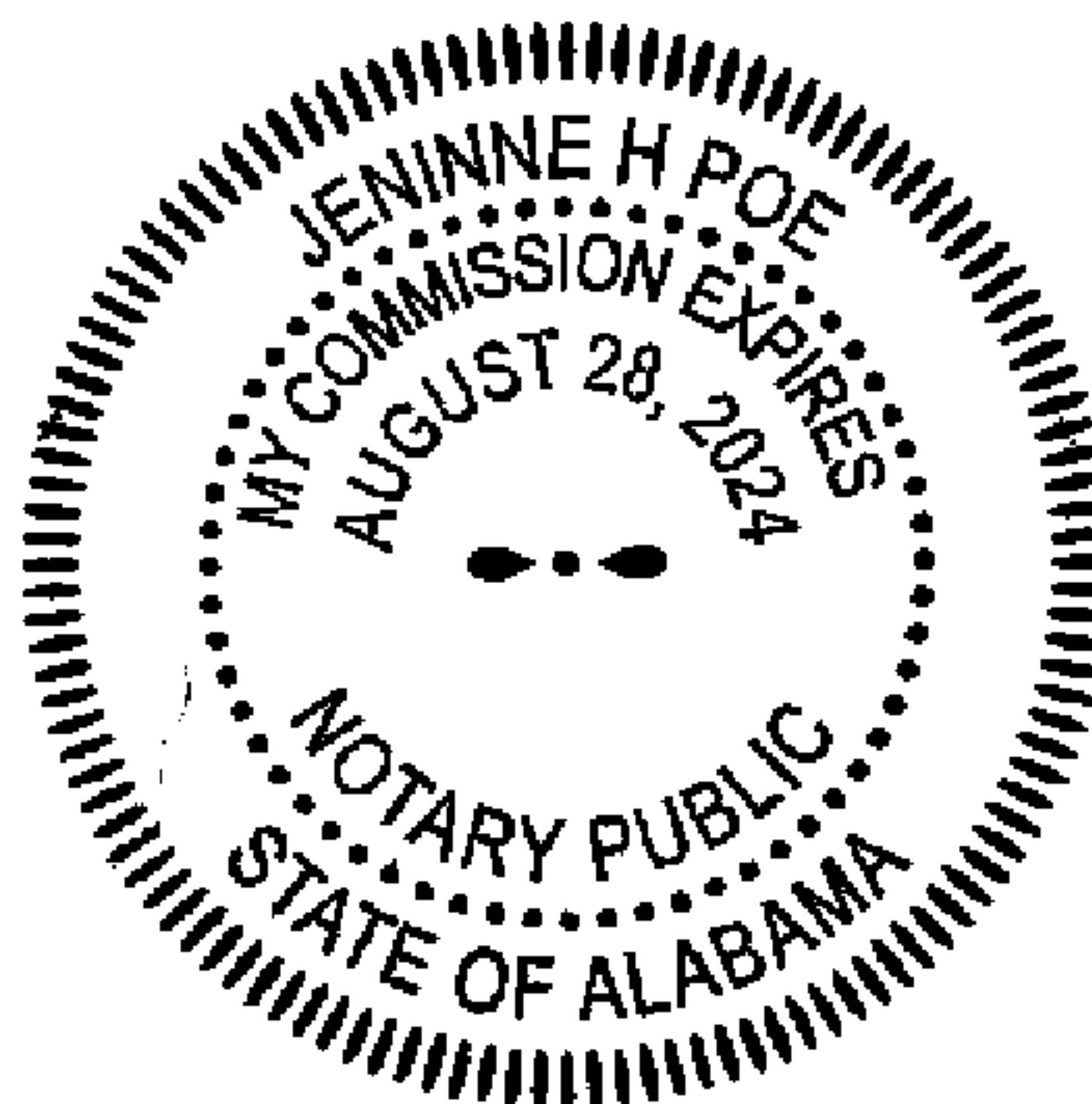
I, Jenine H Poe, a Notary Public in and for said county in said state, hereby certify that **Colton Vance Davis** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of May, 2024

My Commission Expires: 8-28-24
Jenine H Poe
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209
(205) 410-7591
ATN1073



STATE OF Alabama

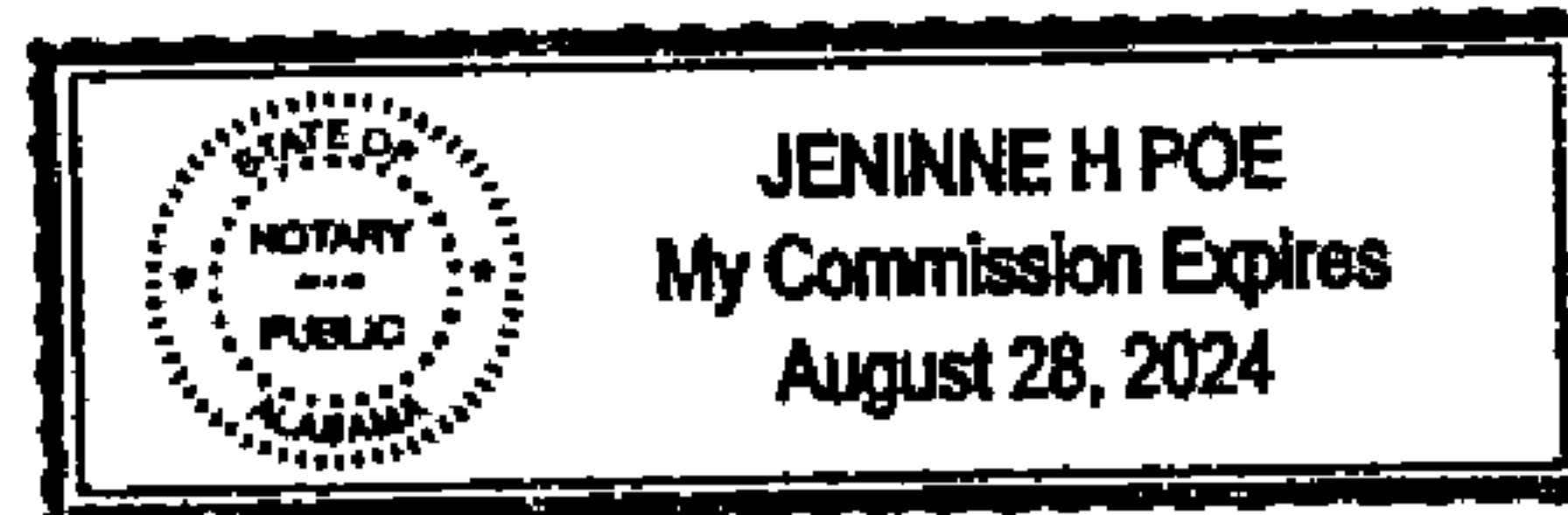
Shelby COUNTY ss:

I, Jeninne H Poe, a Notary Public in and for said county in said state, hereby certify that **Colton Vance Davis and , Peighton Teachenor n/k/a Peighton Davis** 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 this conveyance, they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 30th day of May, 2024

My Commission Expires: 8-28-24

Jeninne H Poe
Notary Public



(S E A L)

EXHIBIT A

Begin at the SW corner of the SE¼ of the NW¼ of Section 10, Township 24 North, Range 14 East, in Shelby County, Alabama; thence N 87°48'51" E along the South line of said ¼-¼ section a distance of 873.03 feet to the centerline of a dirt road; thence N 43°04'28" W along said centerline a distance of 67.52 feet to a point on a curve to the left having a radius of 900.00 feet and a central angle of 3°43'32"; thence along said centerline and the arc of said curve a distance of 58.52 feet, said arc subtended by a chord which bears N 44°56'14" W a distance of 58.91 feet to a curve's end; thence N 46°48'00" W along said centerline a distance of 38.15 feet to a point on a curve to the right having a radius of 1200.00 feet and a central angle of 2°26'09"; thence along said centerline and the arc of said curve a distance of 51.02 feet, said arc subtended by a chord which bears N 45°34'55" W a distance of 51.01 feet, to the curve's end; thence N 44°21'50" W along said centerline a distance of 67.28 feet, to a point on a curve to the left having a radius of 3635.63 feet and a central angle of 3°09'04"; thence along said centerline and the arc of said curve a distance of 199.95 feet, said arc subtended by a chord which bears N 45°56'22" W a distance of 199.93 feet to the curve's end; thence N 47°30'55" W along said centerline a distance of 72.08 feet to a point on a curve to the right having a radius of 200.00 feet and a central angle of 11°21'17"; thence along said centerline and the arc of said curve a distance of 39.64 feet, said arc subtended by a chord which bears N 41°50" 16" W a distance of 39.57 feet to the curve's end; thence N 36°09'37" W along said centerline a distance of 43.90 feet to a point on a curve to the left having a radius of 200.00 feet and a central angle of 6°48'59"; thence along said centerline and the arc of said curve a distance of 23.79 feet said arc subtended by a chord which bears N 39°34'07" W a distance of 23.78 feet to the curve's end; thence N 42°58'36" W along said centerline a distance of 70.84 feet to a point on a curve to the right having a radius of 500.00 feet and a central angle of 30°03'46"; thence along said centerline and the arc of said curve a distance of 262.35 feet, said arc subtended by a chord which bears N 27°56'43" W a distance of 259.35 feet, to the curve's end; thence N 12°54'50" W along said centerline a distance of 265.54 feet to a point on the Southeasterly right of way line of Hiawatha Road (60' R.O.W.) said point being a point on a curve to the right having a radius of 229.05 feet and a central angle of 59°08'33"; thence along said tight of way and the arc of said curve a distance of 236.44 feet; said arc subtended by a chord which bears S 58°22'24" W a distance of 226.08 feet to the West line of said ¼-¼ section; thence S 0°45'36" E leaving said right of way and along the West line of said ¼-¼ section a distance of 926.22 feet to the point of beginning.

The real property described above includes a 2005 KABCO Manufactured Home, Model No. KB 2801, Serial No. KB010442B05 and Serial No. KB010442AA05.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/03/2024 01:07:38 PM
 \$80.00 PAYGE
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Allie S. Bayl