

Send Tax Notice to:

74 Mellow Ln
Alabaster, AL 35007

[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 **Three Hundred Ninety Thousand 00/100s Dollars (\$390,000.00)**, 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, **Frank Pimentel and Jennifer R. Pimentel, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 8312 Belera Street, Navarre, FL 32566 grant, bargain, sell and convey unto, **Milton W. Huges and Nancy H. Hodges** herein referred to as grantees) whose mailing address is 74 Mellow Ln, Alabaster, AL 35007 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: **74 Mellow Lane, Alabaster, AL 35007** to wit:

Commence at the NW corner of the SW¼ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama; thence S 43°45'00" E for a distance of 29.00 feet; thence S 3°10'59" E for a distance of 44.65 feet to the point of beginning and the Easterly right of way of Shelby County Hwy 339; thence S 0°55'19" E along said right of way a distance of 200.75 feet; thence S 25°02'46" E and leaving said right of way a distance of 51.50 feet; thence N 86°14'54" E a distance of 373.45 feet; thence N 1°29'50" W a distance of 219.37 feet to the Southerly right of way of Mellow Lane; thence N 89°28'00" W along said right of way a distance of 391.97 feet to the point of beginning.

Less and Except:

Commence at the NW corner of the SW¼ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama and run thence S 43°45'00" E a distance of 29.00 feet to a point on the Easterly margin of Shelby County Highway No. 339; thence run S 03°10'59" E along said margin of said Highway a distance of 44.65 feet to a rear corner on the Southerly margin of Mellow Lane, a twenty foot wide right of way roadway and the point of beginning of the property being described; thence run S 89°28'00" E along the South margin of Mellow Lane a distance of 181.14 feet to a rebar corner; thence run S 04°19'54" E a distance of 234.97 feet to a rebar corner; thence run S 86°14'54" W a distance of 174.22 feet to a rebar corner; thence N 25°02'46" W a distance of 51.50 feet to a rebar corner on the Easterly margin of Shelby County Highway No. 339; thence N 00°55'19" W along said margin of said Highway a distance of 200.75 feet to the point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

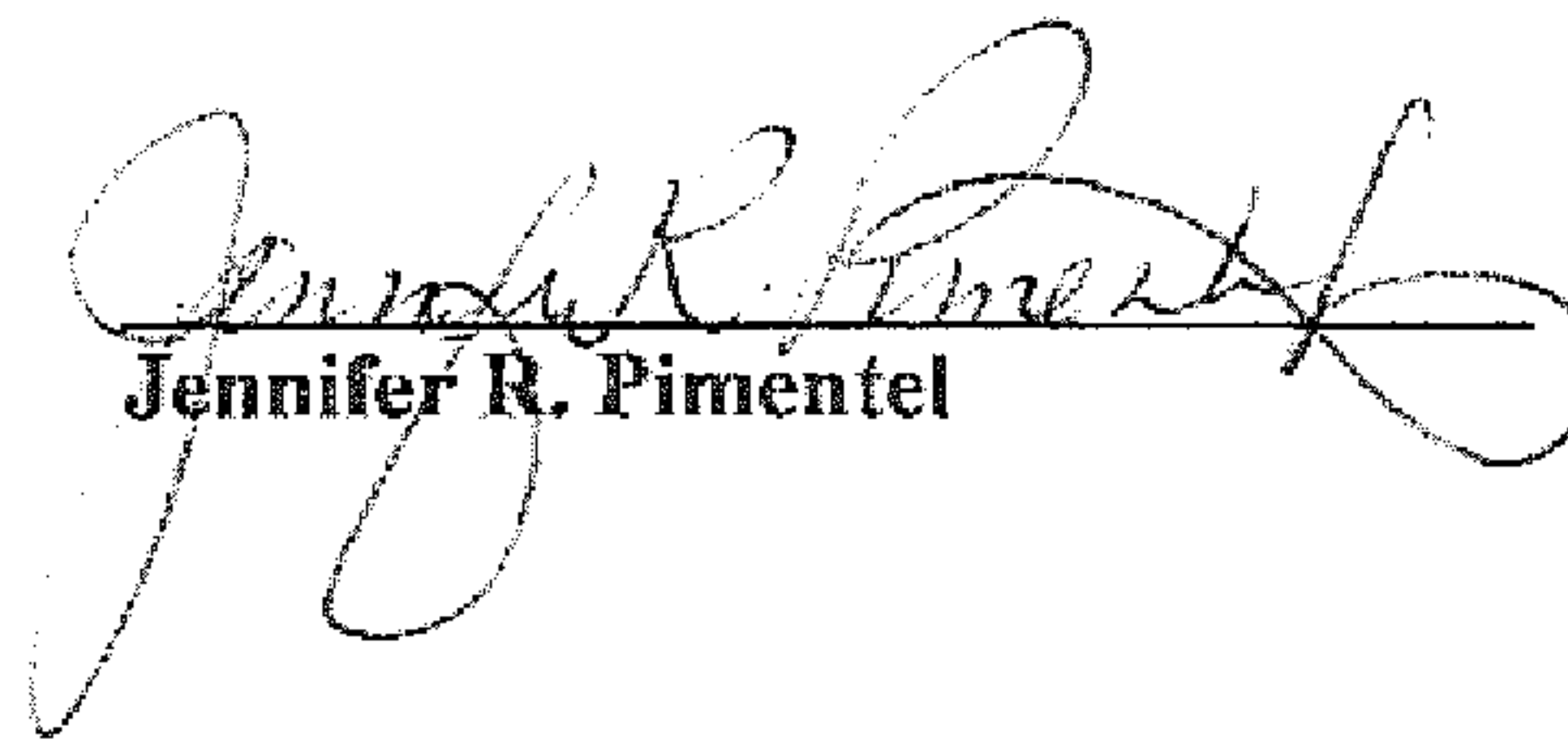
Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$370,500.00 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 5 day of June, 2024


Frank Pimentel


Jennifer R. Pimentel

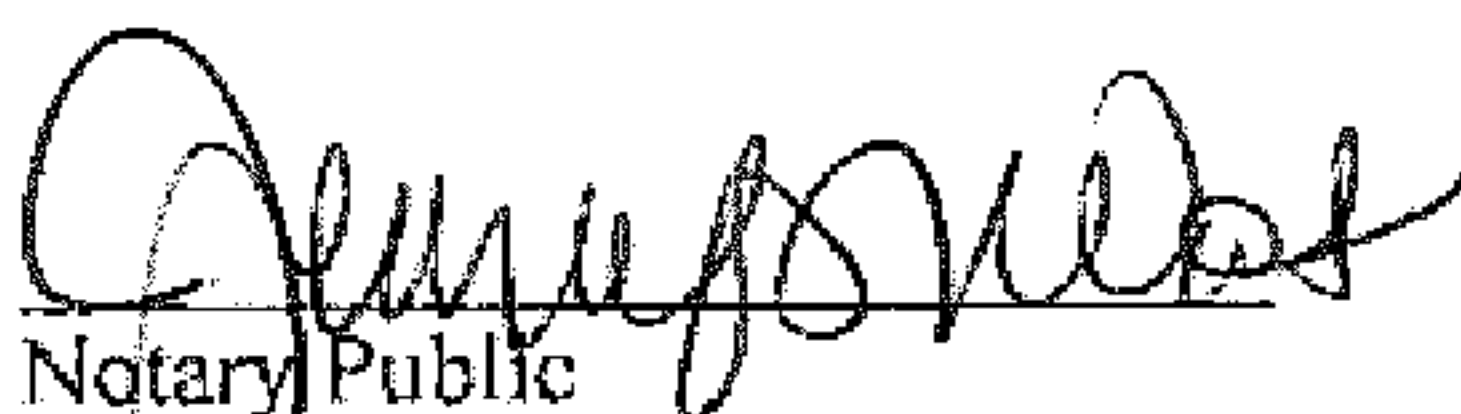
STATE OF Florida

Santa Rosa COUNTY ss:

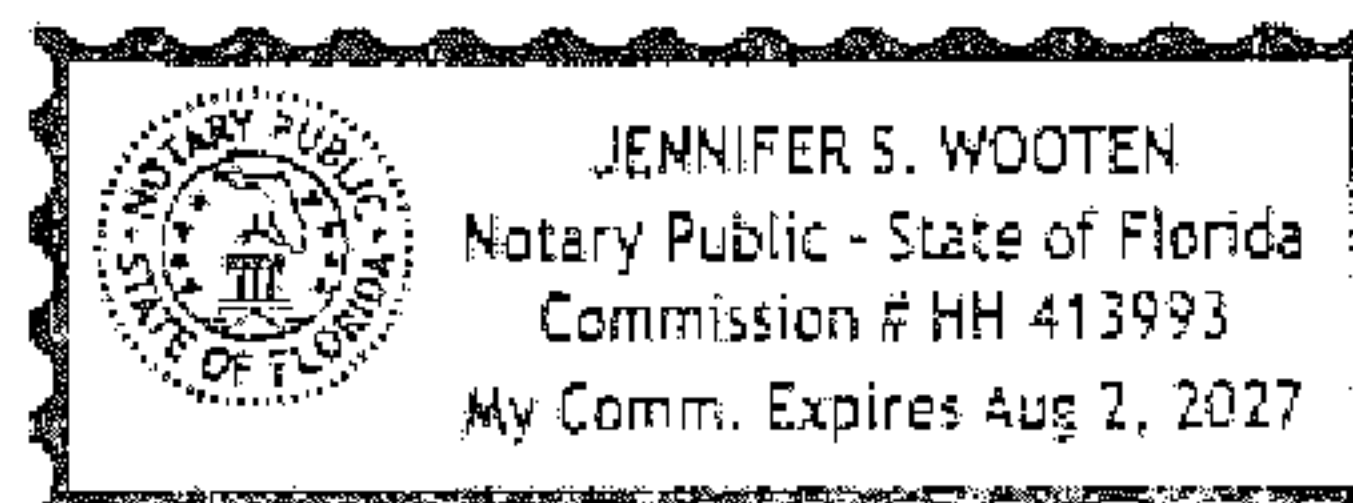
I, Jennifer S. Wooten, a Notary Public in and for said county in said state, hereby certify that **Frank Pimentel and Jennifer R. Pimentel** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily.

WITNESS my hand and official seal in the county and state aforesaid this the 5 day of June, 2024

My Commission Expires: 8-2-2027


Notary Public

(S E A L)



By means of ☒ Physical Presence
OR ☐ Online Notarization

☐ Personally Known OR
☒ Produced ID AL and FL DL

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
ATB4139



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2024 11:43:06 AM
\$44.50 BRITTANI
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Allen S. Bayl