

GRANTEE'S ADDRESS:
200 Vincent Park Road
Vincent, Alabama 35178

WARRANTY DEED

STATE OF ALABAMA,

SHELBY COUNTY.

KNOW ALL MEN BY THESE PRESENTS, that on the 31st day of May, 2024, in
consideration of ONE HUNDRED FIVE THOUSAND AND NO/100 DOLLARS

(\$105,000.00) and other good and valuable consideration, the undersigned,

FREDERICK E. KIDD and wife, MARGARET R. KIDD, whose address is 40871

Highway 25, Vincent, Alabama, 35178, herein referred to as Grantors, do hereby grant,

bargain, sell and convey unto **AARON KIDD and ALYSSA KIDD**, whose address is

200 Vincent Park Road, Vincent, Alabama, 35178, herein referred to as Grantees, for and

during their joint lives 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, lying and being in Shelby County, Alabama, to-wit:

From the Northwest corner of the Northeast one-fourth of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama, proceed in an Easterly direction along the North boundary of said Section 19 a distance of 654.8 feet; thence turn a deflection angle to the right of 90 degrees 23 minutes 17 seconds and proceed in a Southerly direction a distance of 25.65 feet to a point on the South boundary of a county paved road, being the point of beginning of herein described parcel of land; thence continue Southerly along same course a distance of 208.75 feet; thence turn a deflection angle to the left of 90 degrees 00 minutes and proceed in an Easterly direction parallel to said road a distance of 268.75 feet; thence turn 90 degrees 00 minutes to the left and proceed in a Northerly direction parallel to the West boundary of herein described parcel of land a distance of 208.75 feet to a point on the South boundary of said road; thence turn a deflection angle to the left of 90 degrees 00 minutes and proceed in a Westerly direction along said road boundary a distance of 268.75 feet to the point of beginning, containing 1.29 acres, more or less.

The above described property being the same one acre parcel as shown by deed recorded in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument No. 1998 -47791, and including 60 ft of additional property on the West side of same, being located in the NW 1/4 of the NE 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama.

Property street address: 200 Vincent Park Road, Vincent, Alabama, 35178.

TO HAVE AND TO HOLD the above described property with the tenements, hereditaments, appurtenances and improvements thereunto belonging or in anywise appertaining unto the 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 the Grantor does hereby covenant with and represent unto the Grantees that he is seized in fee simple of the lands above described; that the same is free of encumbrances and he will forever warrant and defend the title to the same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has hereunto set his signature and seal on the day and year first above written.

 (SEAL)
FREDERICK E. KIDD
 (SEAL)
MARGARET R. KIDD

STATE OF ALABAMA,

TALLADEGA COUNTY.

I, the undersigned authority, a Notary Public for said County and State, hereby certify that FREDERICK E. KIDD and wife, MARGARET R. KIDD, whose names are 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.

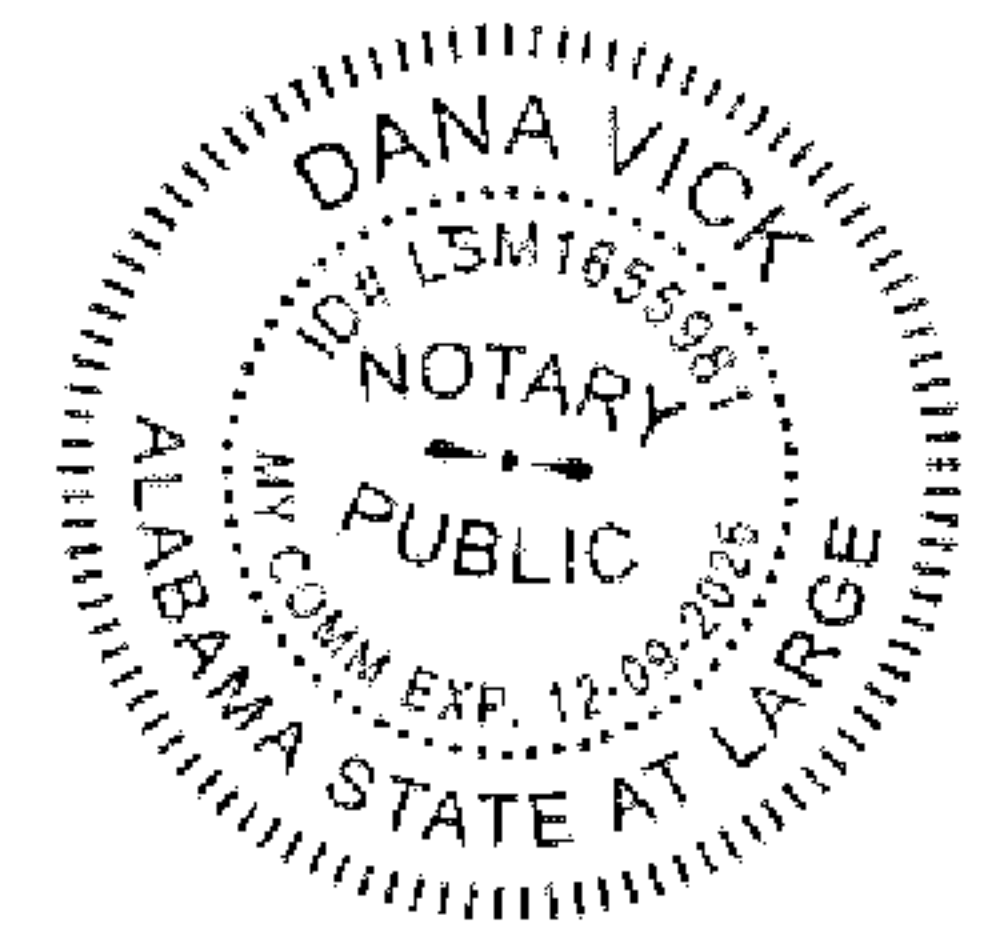
Given under my hand this the 31st day of May, 2024.

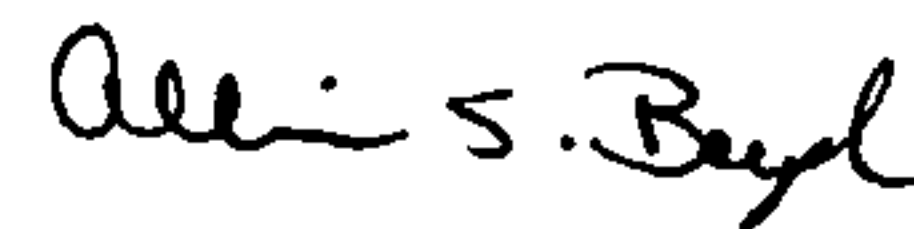

NOTARY PUBLIC

My Commission Expires: 12/9/2026



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/10/2024 02:39:01 PM
\$133.00 PAYGE
20240610000172240





This instrument prepared by:

J. Van Wilkins
Attorney at Law
103 East Second Street
Sylacauga, Alabama 35150
(256) 245-4200