

E-6593

**This instrument was prepared by:**  
Michael Reagan Reeves, Jr., Esq.  
Reagan Reeves & Associates, LLC  
1 Perimeter Park South, Suite 440S  
Birmingham, AL 35243

**Send tax notice to:**  
Todd M. Lankford  
565 Griffin Road  
Chelsea, AL 35043

## **WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE MILLION ONE HUNDRED FIVE THOUSAND AND 00/100 Dollars (\$1,105,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Kathryn Geisking Andrews and George Carpenter Andrews, by Jennifer A. Liles, Agent/Attorney In Fact, Wife and Husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Todd M. Lankford and Paige Lankford** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**A parcel of land located in the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said Northeast Quarter of the Southeast Quarter, also being the Point of Beginning; thence run West along the South line of said Northeast Quarter of the Southeast Quarter a distance of 997.25 feet; thence right 85 degrees 15 minutes 30 seconds a distance of 930.00 feet; thence right 92 degrees 42 minutes 39 seconds a distance of 1007.41 feet to the East line of Section 23; thence right 88 degrees 01 minutes 40 seconds a distance of 964.87 feet to the Point of Beginning. Subject to Access Easement described as follows: A 24 foot wide easement located parallel to and West of the East line of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West; being more particularly described as follows: Commence and being at the Southeast corner of the Northeast Quarter of the Southeast Quarter of Section 23, Township 20 South, Range 2 West, Shelby County, Alabama; thence run Northerly along the East line of Section 23, a distance of 964.87 feet; thence left 88 degrees 01 minutes 40 seconds Westerly 24.01 feet; thence left 91 degrees 58 minutes 20 seconds Southerly 964.03 feet to the South line of the Northeast Quarter of the Southeast Quarter Section 23; thence left 85 degrees 59 minutes 47 seconds Easterly 24.06 feet to the point of beginning. Situated in Shelby County, Alabama.**

Subject to:

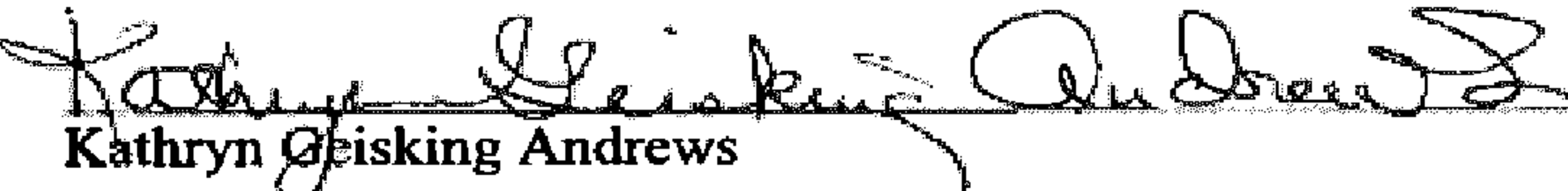
1. Taxes for the year 2024 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$766,550.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

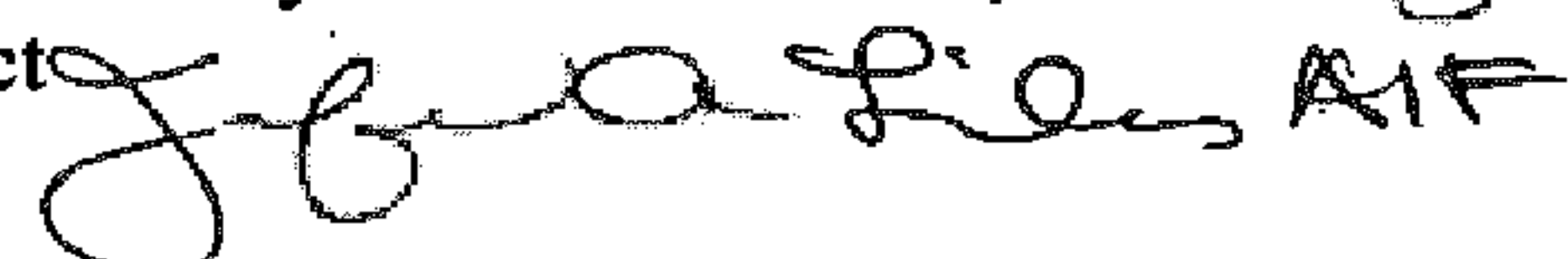
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.



And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators, covenant with the said grantee, 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 grantee, his, her or 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 seals(s), this 1st day of July, 2024

 (SEAL)  
Kathryn Geisking Andrews

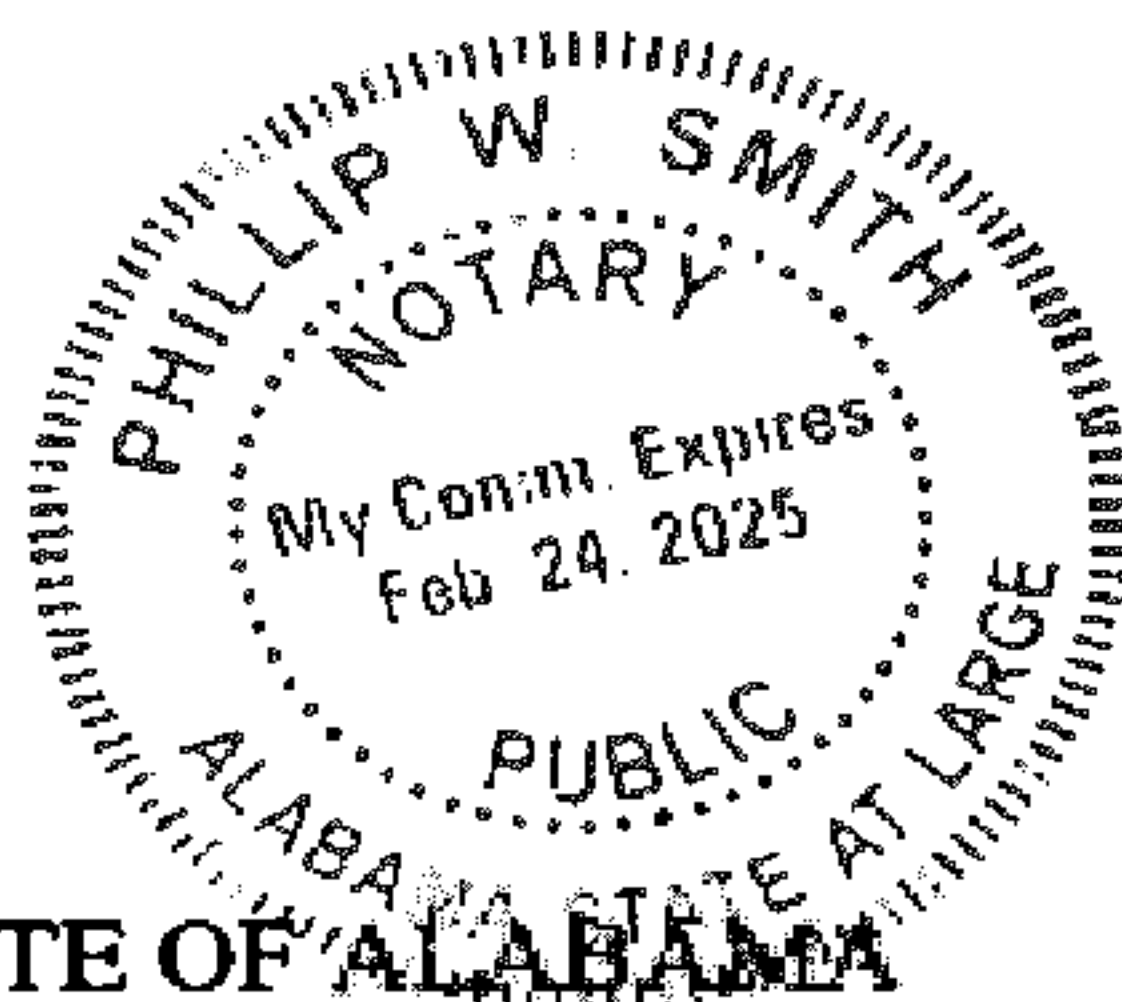
 (SEAL)  
George Carpenter Andrews by Jennifer A. Liles,  
Agent/Attorney In Fact  AIF

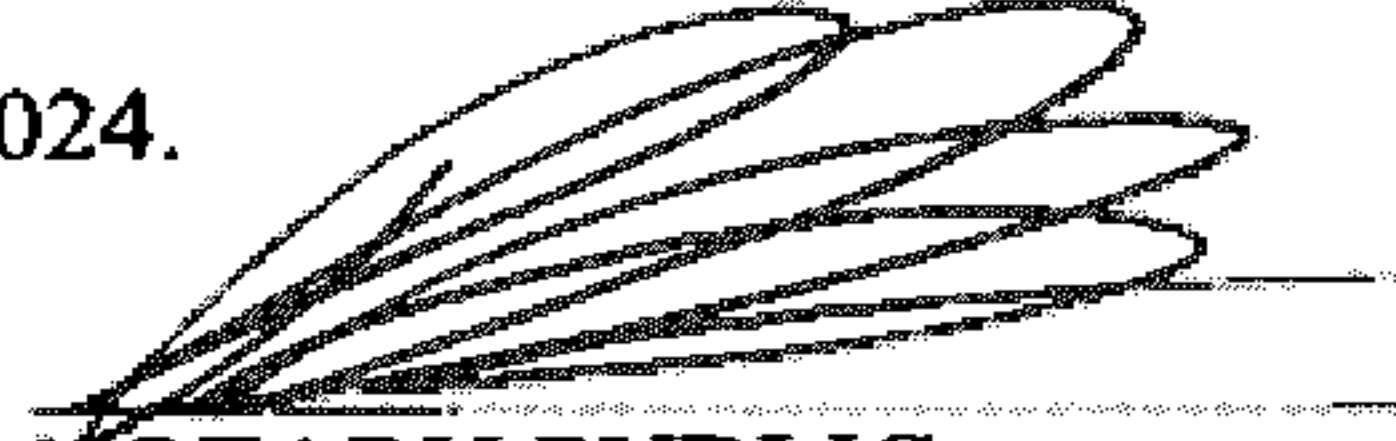
#### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA ) COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kathryn Geisking Andrews name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 1st day of July, 2024.



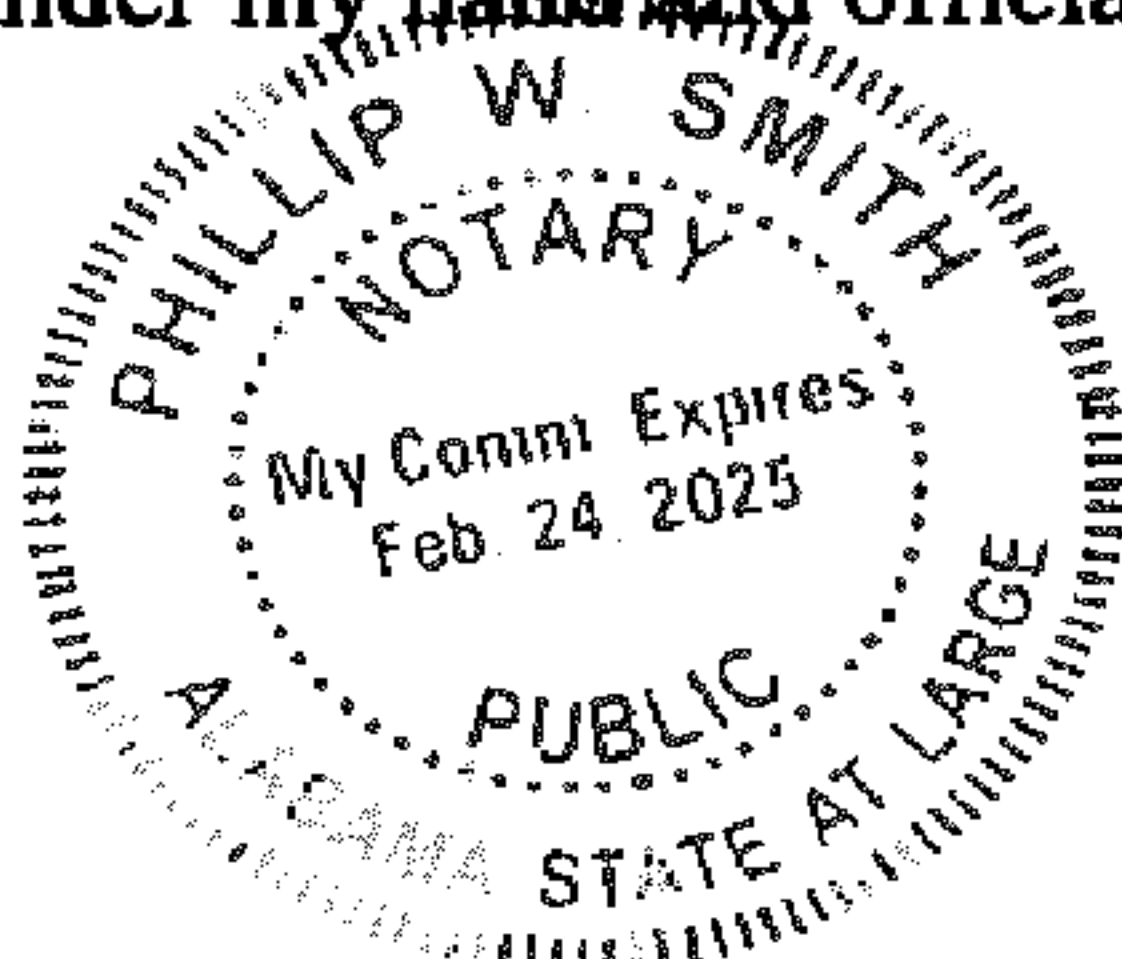
  
NOTARY PUBLIC  
My Commission Expires: 02/24/2025

#### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA ) COUNTY OF JEFFERSON )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Jennifer A. Liles, whose name as Agent/Attorney In Fact for George Carpenter Andrews, is signed to the foregoing conveyance/instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily as Agent/Attorney In Fact, and with the authority granted under said Power of Attorney on the day the same bears date.

Given under my hand and official seal this 1st day of July, 2024.



  
NOTARY PUBLIC  
My Commission Expires: 02/24/2025





Filed and Recorded  
 Official Public Records  
 Judge of Probate, Shelby County Alabama, County  
 Clerk  
 Shelby County, AL  
 07/01/2024 03:18:42 PM  
 \$366.50 PAYGE  
 20240701000198110

*Allen S. Bayl*

### Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

File #: E-6593

Grantor's Name Kathryn Geisking Andrews and George Carpenter Andrews

Mailing Address 2810 Mill Lakes Ridge  
Opelika, AL 36801

Property Address 565 Griffin Road  
Chelsea, AL 35043

Grantee's Name Todd M. Lankford and Paige Lankford  
 Mailing Address 565 Griffin Road

Chelsea, AL 35043

Date of Sale July 1, 2024

Total Purchase Price \$1,105,000.00

Or

Actual Value \$

Or

Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence:  
 (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale

☒ Sales Contract

☐ Closing Statement

Appraisal

Other:

If the conveyance document presented for recordation contains all of the required information referenced above,  
 the filing of this form is not required.

### Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property  
 and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is  
 being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on  
 which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being  
 conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being  
 conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed  
 appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding  
 current use valuation, of the property as determined by the local official charged with the responsibility of  
 valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of  
Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and  
 accurate. I further understand that any false statements claimed on this form may result in the imposition of the  
 penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: July 1, 2024

Print: Phillip W. Smith

Unattested

(verified by)

Signature

(Grantor/Grantee/ Owner/Agent) circle one