

Send Tax Notice to:

Josh Koempel and Ashley Koempel
600 Willow Lake Rd
Columbiana, AL 35051

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

Source of Title: 20240426000122680

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS, that in consideration of **Eight Hundred Sixty Five Thousand and 00/100 Dollars (\$865,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, in hand paid by the grantee herein, the receipt of which is acknowledged, I or we, **Karen J. Marlar, a married woman, and Craig Steven Jones, a married man and joined by his wife, Esther Lynne Ennis**, (herein referred to as Grantor, whether one or more, singular or plural as context requires), whose mailing address is 332 County Road 2030, Crane Hill, AL 35053 does hereby grant, bargain, sell and convey unto **Josh Koempel and Ashley Koempel**, (herein referred to as Grantee, whether one or more, singular or plural as context requires), whose mailing address is 600 Willow Lake Road, Columbiana, AL 35051, 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 of 600 Willow Lake Road, Columbiana, AL 35051, to wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject property does not constitute the homestead of either grantor or their spouse.

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

To Have and To Hold to the said Grantee, 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 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 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 Grantee, 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 19 day of July, 2024.

Karen J. Marlar
Karen J. Marlar

Craig Steven Jones
Craig Steven Jones

Esther Lynne Ennis
Esther Lynne Ennis

STATE OF Alabama

COUNTY OF Tetterson

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that Karen J. Marlar, Craig Steven Jones, and Esther Lynne Ennis, 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, he/she/they executed the same voluntarily and with full authority.

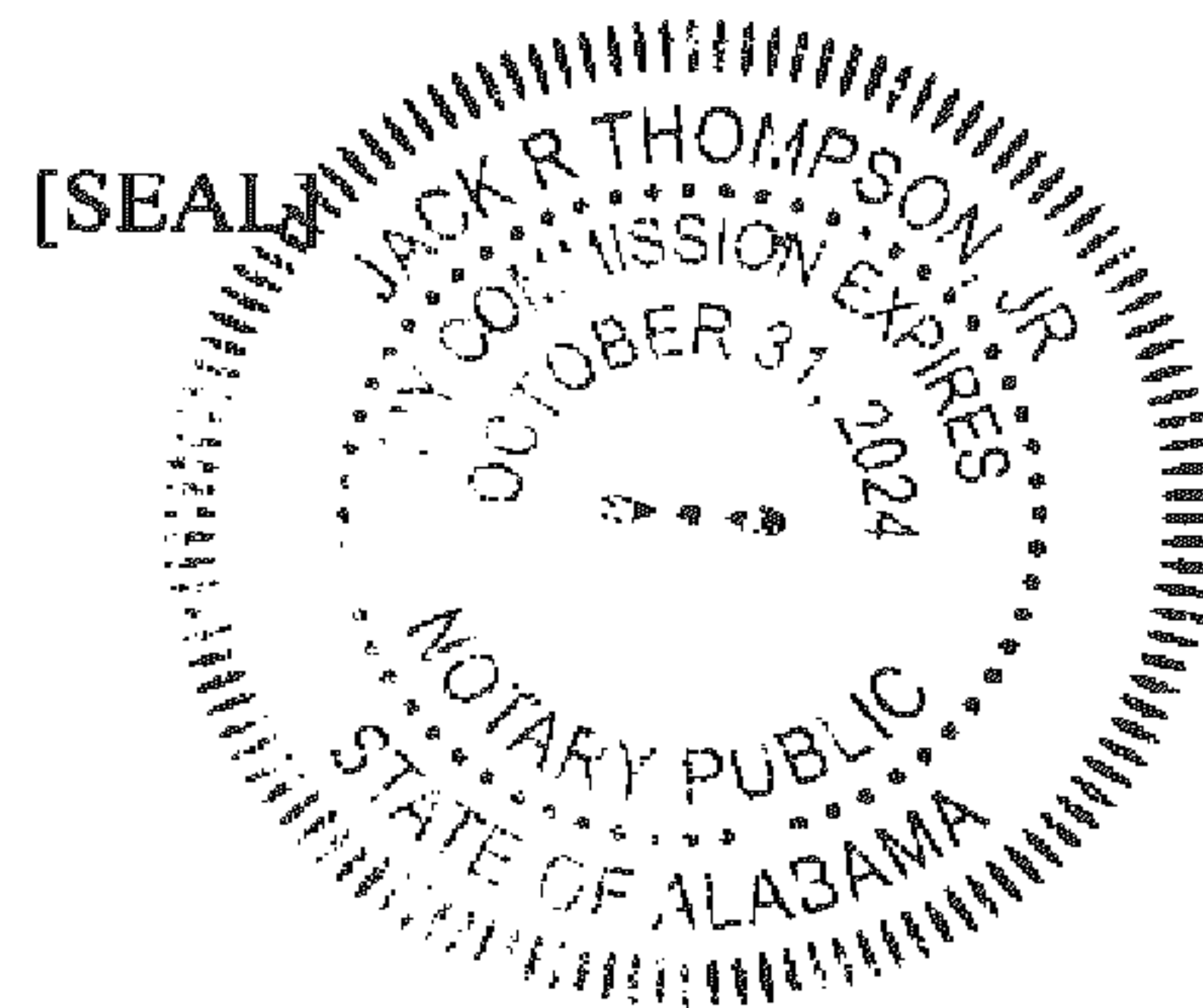
WITNESS my hand and official seal in the county and state aforesaid this the 19th day of July, 2024.

Jack R. Thompson Jr.
Notary Public

My Commission Expires: 10/31/2024

This instrument was prepared by:
The Law Offices of Nathan R. Cordle, LLC
Nathan R. Cordle, Esq.
1801 Oxmoor Road, Suite 100
Homewood, AL 35209
(205) 454-9121

File No.: ATB4211





Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 07/22/2024 02:56:48 PM
 \$894.00 PAYGE
 20240722000224420

EXHIBIT "A"

Allen S. Bayl

Commence at the SW corner of Section 21, Township 21 South, Range 1 West, thence run East along the South line of said Section a distance of 55.25 feet; thence turn an angle of 53°00' to the left and run a distance of 72.00 feet; thence turn an angle of 14°35' to the left and run a distance of 505.50 feet; thence turn an angle of 23°51' to the right and run a distance of 105.90 feet to the point of beginning; thence continue in the same direction along the center line of a County gravel road a distance of 108.25 feet; thence turn an angle of 30°04' to the left and run along the center line of a County gravel road a distance of 676.40 feet thence turn an angle of 09°09' to the right and run along the center line of a County gravel road a distance of 245.84 feet; thence turn an angle of 117°40' to the left and run a distance of 218.82 feet; thence turn an angle of 13°13' to the right and run a distance of 528.77 feet; thence turn an angle of 12°30' to the right and run a distance of 508.70 feet; thence turn an angle of 23°24' to the left and run a distance of 374.50 feet thence turn an angle of 12°35' left and run a distance of 590.63 feet, more or less, to the West line of E½ of the SE¼ of Section 20, Township 21 South, Range 1 West; thence run South along the West line of the E½ of SE¼ of said Section a distance of 1637.00 feet, more or less, to a point that is 72.00 feet North of the SW corner thence turn an angle of 127°38' to the left and run along the North line of Purdy tract 70-3B a distance of 610 feet, more or less, thence turn an angle of 8°20' to the right a distance of 267.30 feet; thence turn an angle of 8°25' to the right and run a distance 228.40 feet; thence turn an angle of 2°16' to the right and run a distance of 372.00 feet; thence turn an angle of 29°30' to the right and run a distance of 218.23 feet; thence turn an angle of 29°08' to the right and run a distance 313.55 feet to the point of beginning, situated in the E½ of the SE¼ of Section 20, Township 21 South, Range 1 West and the W½ of the SW¼ of Section 21, Township 21 South, Range 1 West.

Commence at the SW corner of Section 21, Township 21 South, Range 1 West, thence run East along the South line of said Section a distance of 55.25 feet; thence turn an angle of 53°00' to the left and run a distance of 72.00 feet; thence turn an angle of 14°35' to the left and run a distance of 505.50 feet; thence turn an angle of 23°51' to the right and run a distance of 105.90 feet to the point of beginning; thence turn an angle of 98°26' to the left and run 313.55 feet, thence turn an angle of 29°08' to the left and run a distance of 218.23 feet; thence turn an angle of 29°30' to the left and run a distance of 372.00 feet; thence turn an angle of 176°50' to the left and run a distance of 367.42 feet; thence turn an angle of 26°08' to the right and run a distance of 208.11 feet; thence turn an angle of 29°20' to the right and run a distance of 305.58 feet; thence turn an angle of 81°34' to the left and run a distance of 20.00 feet to the point of beginning. Situated in the E½ of the SE¼ of Section 20, Township 21 South, Range 1 West and the West½ of the SW¼ of Section 21, Township 21 South, Range 1 West, Shelby County, Alabama.

An easement for a road right of way to provide ingress and egress to and from Alabama Highway No. 70 and real estate owned by the grantees, said easement and right of way to be of a uniform width of 30 feet along, adjacent to, and west of the grantors east property line, the grantor's east property line being described more particularly as follows:

Commence at the NW corner of Section 28, Township 21 South, Range 1 West, and run thence East along the North line of said Section a distance of 55.25 feet; thence turn an angle of 53°00' to the left and run a distance of 72.00 feet to the point of beginning, being a point on the grantor's east property line; thence turn an angle of 136°03' to the right and run a distance of 988.45 feet, more or less, to the North right of way line of Alabama Highway No. 70, which is the grantors southeast property corner, and which is the point of ending.

The original grantor of this right of way has recently constructed a road-way on and along the 30 foot easement right of way granted, and he has reserved the right to grant other easements for rights of way an and along said road-way similar to the easement herein granted.

A 20 foot easement for ingress and egress, the Easterly line of which is described as follows: Commence at the NW corner of Section 28, Township 21 South, Range 1 West; thence run Easterly along the North line thereof 55.25 feet; thence 51°36'53" left run Northeasterly 68.73 feet; thence 16°00'48" left run Northeasterly 507.60 feet; thence 19°43'34" right for 85.90 feet to the point of beginning; thence 180°00' right run Southwesterly 85.90 feet; thence 19°43'34" left for 507.60 feet; thence 29°22'15" left run Southerly 945.57 feet to the Northerly right of way of Alabama State Highway #70 and the point of ending.