

THIS INSTRUMENT PREPARED BY:

**J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICES TO:

352 Savannah Circle
Calera, AL 35040.

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

Shelby COUNTY)

WHEREAS, in consideration of the sum of Three Hundred Twenty-Five Thousand and 00/100 (\$325,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), **Melissa J. McMurray a/k/a Melissa J. Terry and Daniel L. McMurray**, a married couple, in hand paid by the GRANTEE(S), **Kevin Edward Lawhon and Daniella Hincapie Lawhon**, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), 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 situated in Shelby County, Alabama, to wit:

Lot 621, according to the Survey of Savannah Pointe, Sector VI, as recorded in Map Book 30 page 41, in the Probate Office of Shelby County, Alabama.

NOTE: \$315,250.00 of the purchase price was obtained by a Purchase Money Mortgage.

Prior Deed Reference: Inst. 20071205000552360.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

Subject to:

Building setback lines, easements and restrictions as shown on the plat or survey of Savannah Pointe, Sector VI recorded in Map Book 30 Page 41 in the Office of the Judge of Probate of Shelby County.

Declaration of Protective Covenants for Savannah Pointe as recorded in instrument 1999-25577 and 20120306000078770 in the Office of the Judge of Probate of Shelby County. as amended from time to time.

Easement granted to BellSouth Telecommunications Inc. recorded in Instrument No. 20080625000258680, in the Office of the Judge of Probate of Shelby County.

Right of way granted to Alabama Power Company recorded in Volume 171, page 279, in the Office of the Judge of Probate of Shelby County.

Articles of Incorporation of Savannah Pointe Residential Association, Inc. as recorded in instrument 1999-46478, in the Office of the Judge of Probate of Shelby County.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land, together with all rights, privileges and immunities relating thereto, whether or not appearing in the Probate Records.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

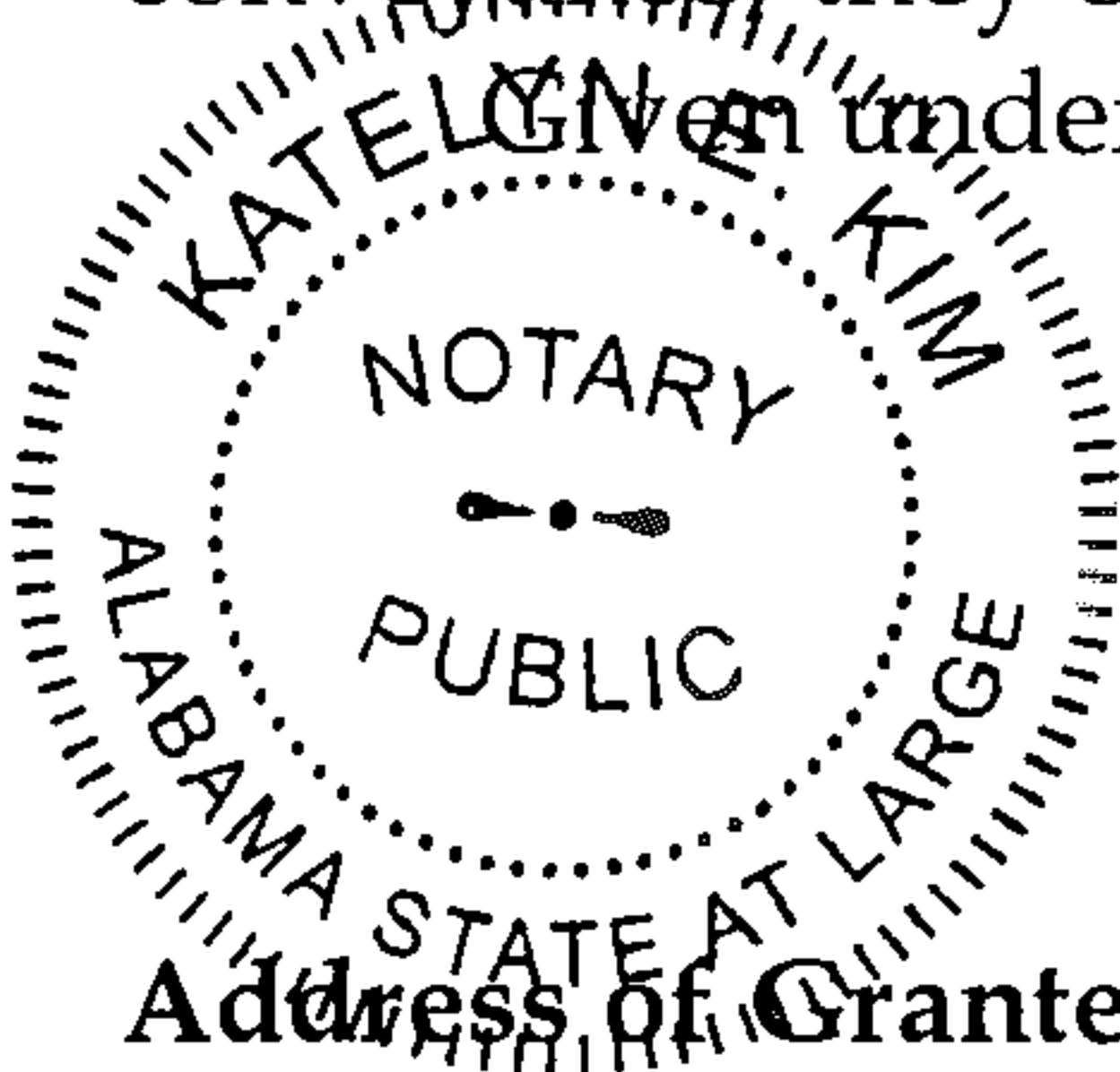
IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our) hand and seal, on this 29th day of August, 2024.

Melissa J. McMurray
Melissa J. McMurray a/k/a Melissa J. Terry

Daniel L. McMurray
Daniel L. McMurray

STATE OF Alabama)
)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **Melissa J. McMurray a/k/a Melissa J. Terry and Daniel L. McMurray** 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 the conveyance, they executed the same voluntarily on the day the same bears date.
I give under my hand and official seal this 29th day of August, 2024.



Katelyn Kim
NOTARY PUBLIC
My Commission Expires: 12/03/2025

Address of Grantee:
352 Savannah Circle
Calera, AL 35040

Address of Grantor:
157 Red Bay Dr
Maylene, AL 35114

Property Address:
352 Savannah Circle
Calera, AL 35040

Real Value: \$325,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/30/2024 02:06:26 PM
\$38.00 PAYGE
20240830000272040

Alex S. Bayl