

Send Tax Notice to:

2415-Hwy-45
Sherrett, AL 35147

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SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Two Hundred Ninety-five Thousand and 00/100s Dollars (295,000.00)**, the amount of which can be verified in the Sales Contract 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 J. Pickard, a single person** (herein referred to as grantor, whether one or more) whose mailing address is 130 Camellia Lane, Pratt City, AL 35128 grant, bargain, sell and convey unto, **Bridget Shealy and Paul Barrow** herein referred to as grantees) whose mailing address is 2415 Highway 45, Sherrett, AL 35147 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: **2415 Highway 45, Sherrett, AL 35147** to wit:

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, and run North 948.75 feet to the point of beginning; thence N 89°12'15" E, 590.29 feet to an existing capped (damaged) iron; thence N 42°10'34" W, 524.22 feet to an existing capped [CA54] iron; thence N 55°39'13" W, 16.27 feet to a point on the South bank of Bear Creek; thence along the South bank of Bear Creek at the following 4 chords; N 89°44'19" W, CH= 57.05 feet; thence N 32°39'43" W CH=100.86 feet; thence S 75°12'46" W CH =104.78 feet; thence S 62°14'23" W, CH =13.61 feet; thence leaving said South bank, South 457.99 feet to the point of beginning. All lying in the SW¼ of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama.

Together with rights to a 25 foot wide perpetual non-exclusive easement of ingress and egress whose centerline is more particularly described as follows: Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama and run North 948.75 feet; thence North 89°12'15"E, 573.22 feet to the point of beginning of said centerline; thence along said centerline S 43°22'06" E, 616.09 feet to a point on the Western right of way of County Road 45, and being the endpoint of said centerline.

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.

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 16th day of Oct, 2024

Frank J. Pickard

STATE OF Alabama

Shelby COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Frank J. Pickard** 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 16th day of October, 2024

My Commission Expires: 10/31/2024

Notary Public

(S E A L)

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
ATB4300



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/17/2024 09:48:14 AM
\$320.00 JOANN
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Allie S. Bayl