

SEND TAX NOTICE TO:

Craig Doriety and Melinda Sue Doriety
43 Overhill Road
Montevallo, AL 35115

THIS INSTRUMENT WAS PREPARED BY:

WALLACE | ELLIS
ELLIS • HEAD • OWENS • JUSTICE
P. O. BOX 587
COLUMBIANA, ALABAMA 35051


20241219000387790 1/4 \$343.50
Shelby Cnty Judge of Probate, AL
12/19/2024 02:37:51 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 Dollars (\$1.00) and Love and Affection to the undersigned grantors in hand paid by the GRANTEEES herein, the receipt whereof is hereby acknowledged, we, **Craig Doriety** and wife, **Melinda Sue Doriety** (herein referred to as grantors), do grant, bargain, sell and convey unto **Craig Doriety** and wife, **Melinda Sue Doriety** (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Property described on Exhibit "A" attached hereto and made part and parcel hereof as fully as if set out here, which said Exhibit "A" is signed by one or more Grantors for identification.

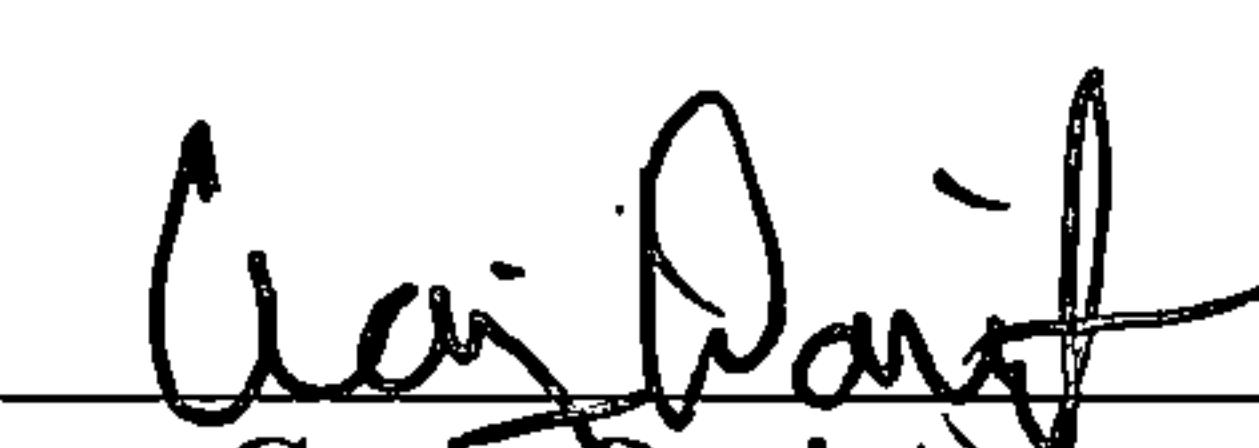
(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

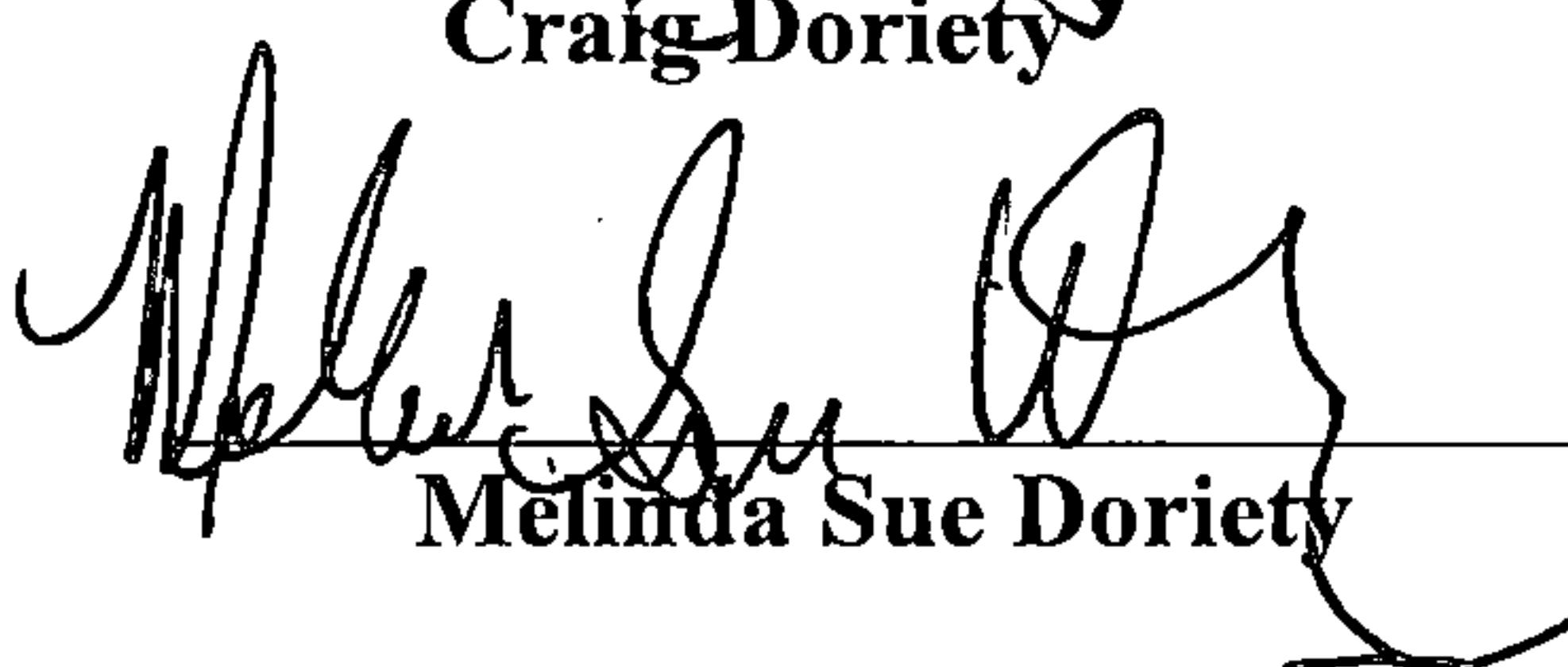
TO HAVE AND TO HOLD unto the said GRANTEEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in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

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said GRANTEEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, each of us has hereunto set our hands and seals, this 19th day of December, 2024.

Shelby County, AL 12/19/2024
State of Alabama
Deed Tax:\$312.50


(SEAL)
Craig Doriety


(SEAL)
Melinda Sue Doriety

(notary acknowledgment on following page)

STATE OF ALABAMA
SHELBY COUNTY

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I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Craig Doriety** and wife, **Melinda Sue Doriety**, whose names are signed to the foregoing conveyance, and who 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.

Given under my hand and official seal this 19th day of December, 2024.

Tammy L. Seale (SEAL)
Notary Public

My Commission Expires: 7-12-2027

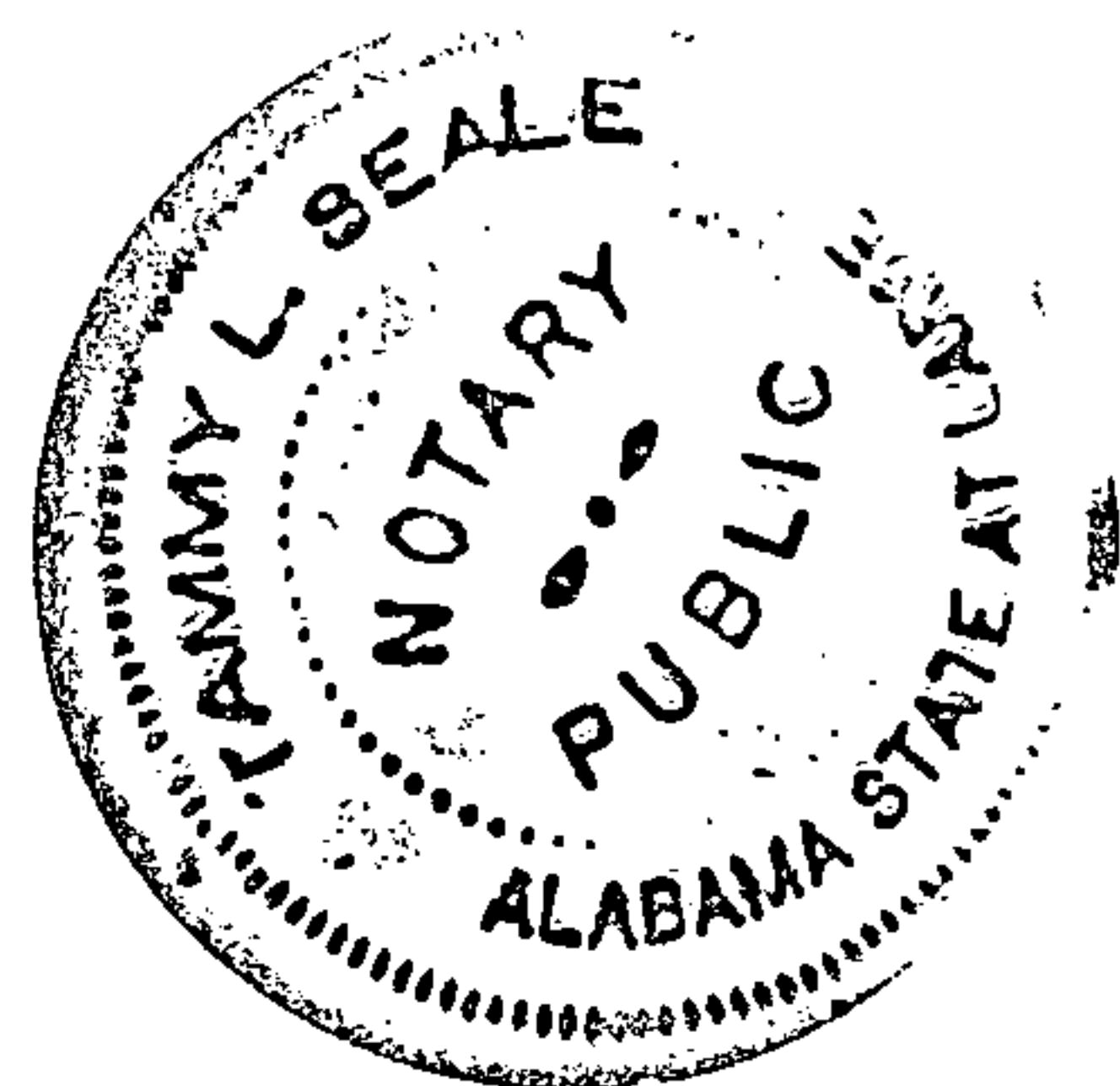


Exhibit "A"

Commence at the Southwest corner of the Southeast quarter of the Northeast quarter of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, thence run Northerly along the West line of said quarter-quarter on a bearing of North 5 degrees 32 minutes east a distance of 331.50 feet to a point, thence turn an angle of 80 degrees 32 minutes to the Right and run Northeasterly along the North line of Overhill Road a distance of 398.20 feet to the P.C. of a street curve to the left having a central angle of 35 degrees 22 minutes and a radius of 379.64 feet, thence turn an angle of 17 degrees 41 minutes left to chord and run along the chord of said curve a chord distance of 230.63 feet to the point of beginning of the parcel being described, thence turn an angle of 107 degrees 41 minutes left from chord and run Northwesterly a distance of 379.64 feet to a point, thence turn an angle of 35 degrees 22 minutes to the right and run Northerly a distance of 135.50 feet to a point, thence turn an angle of 54 degrees 38 minutes to the right and run Northeasterly a distance of 201.55 feet to a point, thence turn an angle of 90 degrees 0 minutes to the right and run Southeasterly a distance of 490.0 feet to a point on the North line of Overhill Road, thence turn an angle of 90 degrees 0 minutes to the right and run Southwesterly along the north line of said Overhill Road a distance of 280.0 feet to the point of beginning.

SIGNED FOR IDENTIFICATION:

Craig Davis
Grantor
William S. Davis

