

Send Tax Notice to:

220 Thompson Rd.
Alabaster, AL 35007

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **Five Hundred Ninety Thousand 00/100s Dollars (\$590,000.00)**, 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, **Martha A. Long** a single person (herein referred to as grantor, whether one or more) whose 317 Wixford Tr Alabaster AL 35007 mailing address is 317 Wixford Tr Alabaster AL 35007 grant, bargain, sell and convey unto, **Corey L. Hadley, Brittany J. Hadley, Christopher L. Hadley and Stacey M. Hadley** herein referred to as grantees) whose 220 Thompson Rd Alabaster AL 35007 mailing address is 220 Thompson Rd Alabaster AL 35007 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: **220 Thompson Road, Alabaster, AL 35007** to wit:

A tract of land situated in the NW¼ of the NE¼ of Section 3, Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NW corner of the NW¼ of the NE¼ of Section 3, for a point of beginning and run South along the West line of said ¼-¼ 377.80 feet; thence 87°48'44" left 773.23 feet to the West right-of-way of Shelby County Road No. 264; thence 64°30'55" left and along said right-of-way 2.75 feet; thence 11°19'05" left and along said right-of-way 200.00 feet; thence 11°19'22" left and along said right-of-way 50.99 feet; thence 11°19'22" right and along said right-of-way 134.28 feet to the North line of the NW¼ of the NE¼ of Section 3; thence West along the North line of said ¼-¼ and leaving the right-of-way of Shelby County Road No. 264, 873.17 feet to the NW corner of said ¼-¼, the point of beginning.

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.

Martha A. Long is the surviving grantee of that certain deed recorded in Book 314, Page 68, the other grantee F. Reid Long having died on or about September 23, 2011.

\$531,000.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith.

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.

Deed Effective 12-20-2024.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 18 day of Dec, 2024

Martha A. Long
Martha A. Long

STATE OF Alabama

Shelby COUNTY ss:

I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Martha A. Long** 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 18th day of Dec, 2024

My Commission Expires: 8-9-2028

Jeninne H. Poe
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
ATB4369



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/23/2024 10:33:36 AM
\$86.00 CHARITY
20241223000390300

Allie S. Bayl