

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  
ATN1098

Send Tax Notice

313 Wild Timber Dr.  
Pelham AL 35124

[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 **Two Hundred Thirty-five Thousand 00/100s Dollars (\$235,000.00)**, 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, **Carol M. Alford, a SINGLE person, Lydia M. Hartley a/k/a Ruth M. Hartley, a SINGLE person and Cynthia M. Chapman, a MARRIED person** as **Personal Representatives and devisees and distributees of the Estate of Z. Charlene Moore a/k/a Charlene Moore, Shelby County Probate Case no. PR-2023-001044** (herein referred to as grantor, whether one or more) whose mailing address is \_\_\_\_\_ grant, bargain, sell and convey unto, **John Ronan and Anita Ronan** herein referred to as grantees) whose mailing address is 313 Timber Dr. Pelham AL 35124 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: **Metes and Bound** to wit:

**SEE ATTACHED EXHIBIT A**

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.  
This does not constitute the homestead property of the Grantors or their spouses.

**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 6<sup>th</sup> day of January, 2025

Carol M. Alford Personal Representative  
**Carol M. Alford, Personal Representative and  
 Devisee and Distributee of the Estate of Z. Charlene Moore  
 a/k/a Charlene Moore, Shelby County Probate Case no.  
 PR-2023-001044**

Lydia M. Hartley AKA Ruth M. Hartley Personal Representative  
**Lydia M. Hartley a/k/a Ruth M. Hartley Personal  
 Representative and Devisee and Distributee of the Estate of Z.  
 Charlene Moore a/k/a Charlene Moore, Shelby County  
 Probate Case no. PR-2023-001044**

Cynthia M. Chapman Personal Representative  
**Cynthia M. Chapman, Personal Representative and  
 Devisee and Distributee of the Estate of Z. Charlene Moore  
 a/k/a Charlene Moore, Shelby County Probate Case no.  
 PR-2023-001044**

STATE OF Alabama

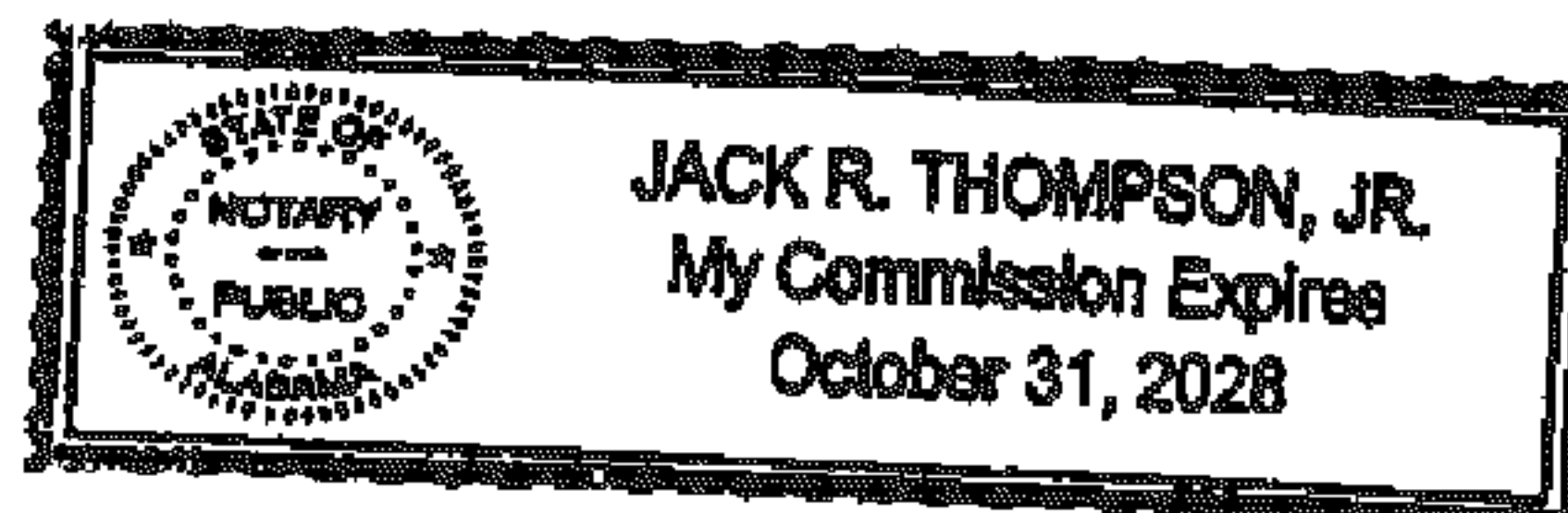
Shelby COUNTY ss:

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Carol M. Alford, Lydia M. Hartley a/k/a Ruth M. Hartley, and Cynthia M. Chapman, as Personal Representatives and devisees and distributees of the Estate of Z. Charlene Moore a/k/a Charlene Moore, Shelby County Probate Case no. PR-2023-001044** 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 as Personal Representatives and Individually executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 6<sup>th</sup> day of Jan., 2025

My Commission Expires: 10/31/2028

Jack R. Thompson Jr.  
 Notary Public



(SEAL)

FILE NO: ATN1098

EXHIBIT "A"

A Parcel of land situated in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a found  $\frac{1}{2}$ " open top pipe being the NW corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 4, and being the NE corner of Lot 2, Gardner Estates, as recorded in Map Book 37, Page 108 in the Office of the Judge of Probate in Shelby County, Alabama; thence run S 00°30'56" E along the East line of said Lot 2 for a distance of 459.58' to a found 1" rod; thence leaving said East line, run N 88°38'55" E for a distance of 605.21" to a found 1" rod; thence run S 00°29'16" E for a distance of 299.94' to a found 1" rod; thence run N 88°46'48" E for a distance of 374.75' to a found  $\frac{5}{8}$ " capped rebar on the West boundary of Lot 1, Kolbeck addition to Highway 39, as recorded in Map Book 42, Page 58 in the Office of the Judge of Probate, Shelby County, Alabama; thence run along the West boundary of said Lot 1, N 00°29'04" W for a distance of 764.57' to a found  $\frac{5}{8}$ " capped rebar on the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence run along said North line, S 88°24'16" W for a distance of 980.01' to the Point of Beginning.

The above described land is Situated in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 4 Township 20 South, Range 1 West, together with a Right of Way for Ingress and Egress purposes as recorded in Instrument #19930216000044841, and being more particularly described as follows:

Commence at the NW corner of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West and run East along the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 980'; thence turn right and run South and parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 700' to the Point of Beginning of the property herein described; thence turn Left and run East parallel with the North line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 20'; thence turn Right and run South parallel with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section a distance of 620', more or less, to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  section; thence continue along the last described course parallel with the East line of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West to a point on the centerline of a County Road #39; thence turn Right and run Southwesterly along the centerline of said road a distance of 20 feet, more or less, to a point; thence turn Right and run North and parallel with the East line of the said NW $\frac{1}{4}$  of

SE $\frac{1}{4}$  to a point on the South line of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 4; thence continue along the same course parallel with the East line of the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said section 4 a distance of 620', more or less, to the Point of Beginning, being situated in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama.



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
01/08/2025 09:26:39 AM  
\$270.00 BRITTANI  
20250108000008600

*Allie S. Bayl*