

This Instrument Was Prepared By:

Rodney S. Parker, Attorney at Law
2550 Acton Road, Suite 210
Birmingham, AL 35243
File No. 2024-10-6915
Documentary Evidence: Sales Contract

Send Tax Notice To:

Tracy Wallace and
James R. Wallace
15311 Highway 43
Vandiver, AL 35176
(Grantees' Mailing Address)

WARRANTY DEED, JOINTLY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **Two Hundred Seven Thousand and 00/100 Dollars (\$207,000.00)**, which is the total purchase price, in hand paid to the undersigned Grantors herein, the receipt and sufficiency of which are hereby acknowledge, we, **James Randall Wallace and spouse Tracy Wallace**, (hereinafter referred to as "Grantors") do by these presents grant, bargain, sell, and convey unto **James R. Wallace and Tracy Wallace** (hereinafter referred to as "Grantees"), the following described real estate situated in **Shelby County, Alabama**, to-wit:

A parcel of land lying in the Southwest Quarter of Southwest Quarter of Section 5, Township 18 South, Range 2 East, Shelby County, Alabama described as follows:

Beginning at a ½ inch iron pin with cap found at the southwest corner of Lot 3 of the Shifflett & Wallace Survey as recorded in Map Book 18 on page 44 in the Office of the Judge of Probate, Shelby County, Alabama; thence run northerly along and with the west lot line 1068.61 feet to a ¾ inch open iron pipe found at the northwest lot corner; thence turn right 90 degrees and run easterly along and with the north lot line 205.65 feet to a ½ inch iron pin with cap set; thence turn right 90 degrees and run southerly 1049.58 feet to a ½ inch iron pin with cap set on the northerly right of way of Shelby County Highway 43; thence turn right 84 degrees 42 minutes 46 seconds and run west southwesterly along and with said right of way line 206.53 feet to the point of beginning, making a closing right interior angle of 84 degrees 42 minutes 46 seconds.

Address of the Property: **15311 Highway 43, Vandiver, AL 35176**

\$200,091.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

SUBJECT TO: Taxes for the current year and all subsequent years, all covenants, restrictions, conditions, encumbrances, easements, rights of way, set back lines, liens and other rights, if any, of record and not of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants with right of survivorship, their heirs, successors, and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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, successors, and assigns of the Grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, the said Grantors have set their hand and seal, this 13th day of December, 2024.

James Randall Wallace (Seal)
James Randall Wallace

Tracy Wallace (Seal)
Tracy Wallace

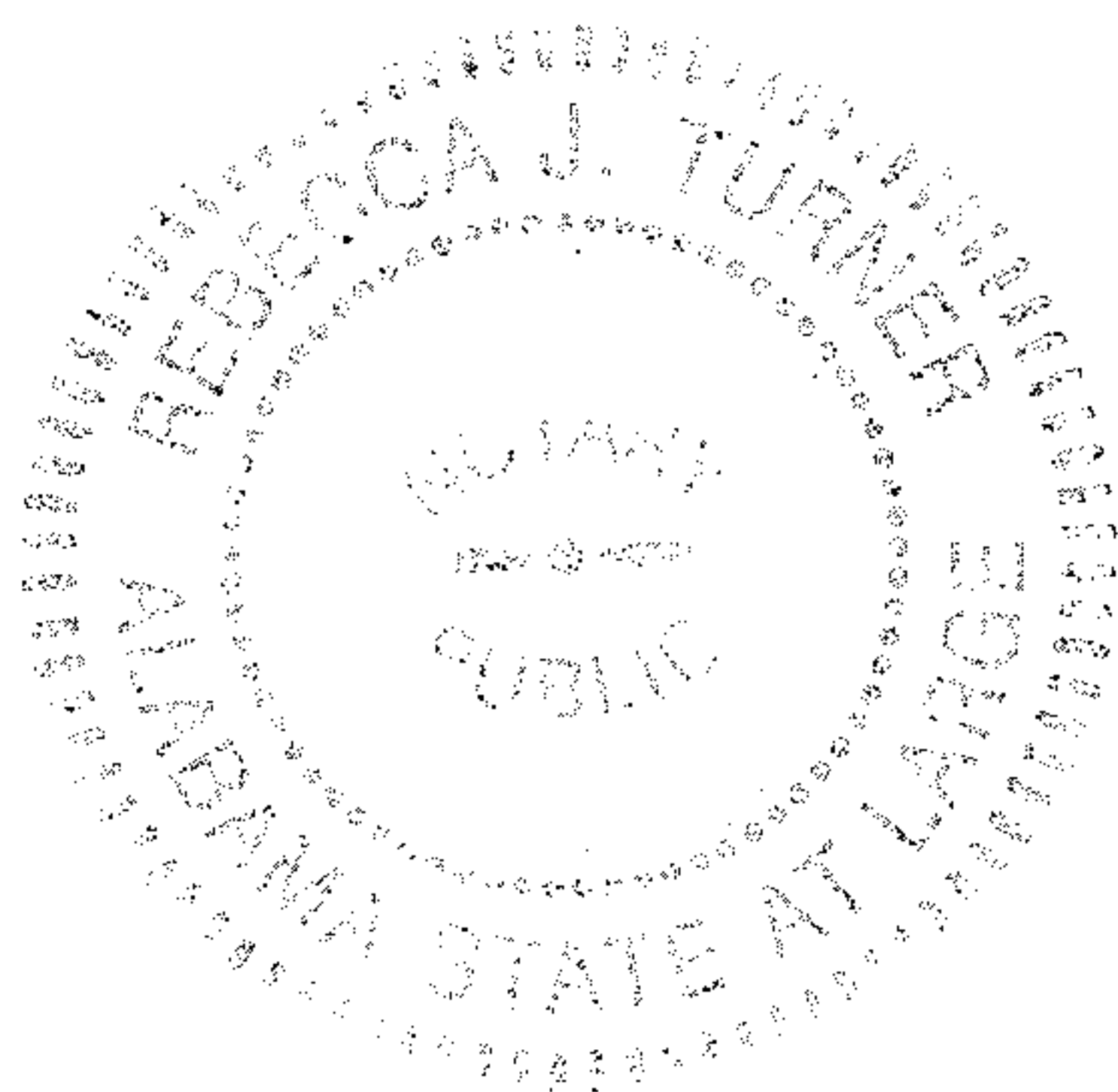
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **James Randall Wallace and spouse, Tracy Wallace**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this date that, being informed of the contents of said conveyance, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this 13th day of December, 2024.

Rebecca J. Turner
Notary Public Rebecca J. Turner
My Commission Expires: 12/22/2026

Grantors' Mailing Address:
15311 Highway 43
Vandiver, AL 35176



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2025 08:10:09 AM
\$232.00 PAYGE
20250210000038660

Allen S. Bayl