20250210000038770 02/10/2025 08:17:32 AM DEEDS 1/3

THIS INSTRUMENT PREPARED BY:
J. Clay Maddox
J. Clay Maddox, LLC
ATTORNEYS AT LAW
409 Lay Dam Road
Clanton, AL 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

		SEND TAX NOTICES TO:
		10 ROX 13
		Saa: 10 35137
STATE OF ALABAMA	)	
		KNOW ALL MEN BY THESE PRESENTS:
SHELBY COUNTY	)	

WHEREAS, in consideration of the sum of Fifty-Five Thousand and 00/100 (\$55,000.00) Dollars and other valuable considerations to the undersigned GRANTOR(S), JEANETTE SHIELDS BELL, a Single person, and MARCUS LYNN BELL, a Marcial person, in hand paid by the GRANTEE(S), SANDRA MICHELLE REDDY and WILLIAM JOHN REDDY, II, the receipt whereof is acknowledged, I(we), the said GRANTOR(S), do(es) hereby grant, bargain, sell and convey unto the said GRANTEE(S), for and during their joint lives, 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, to wit:

Commence at the NE Corner of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence S00°13′22″W a distance of 2460.90′; thence N89°12′58″W a distance of 611.44′ to the POINT OF BEGINNING; thence continue N89°12′58″W a distance of 132.76′; thence S89°44′37″W a distance of 209.88′; thence N88°45′08″W a distance of 322.36′ to the Easterly R.O.W. line of Egg and Butter Road and a curve to the right, having a radius of 810.00, and subtended by a chord bearing N05°17′33″W, and a chord distance of 193.14′; thence along the arc of said curve and along said R.O.W. line for a distance of 193.60′; thence N01°33′17″E and along said R.O.W. line a distance of 121.40′; thence S86°47′20″E and leaving said R.O.W. line a distance of 665.00′; thence S03°06′58″E a distance of 284.74′ to the POINT OF BEGINNING.

Said Parcel containing 4.62 acres, more or less.

Prior Deed Reference: Instrument No. 20060104000004550.

Subject to all restrictions, reservations, easements, rights-of-way, provisions, encroachments, covenants, terms, conditions, and building set back lines of record.

NOTE: This Property constitutes no part of the homestead of either Grantor or their respective spouse.

TO HAVE AND TO HOLD to the said GRANTEE(S), their heirs, executor, administrators, successors and assigns forever.

AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, that I(we) have a good right to sell and convey the same as aforesaid, and that I(we) will, and my(our) heirs, executors, administrators, successors and assigns shall, warrant and defend the same to the said GRANTEE(S), their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR(S) have hereunto set my(our)
hand and seal, on this 7th day of February, 2025.

JEANETTE SHIELDS BELL

MARCUS LYNN BELL

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that **JEANETTE SHIELDS BELL and MARCUS LYNN BELL** 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Address of Grantee:

PUBLIC

Address of Grantee:

PUBLIC

STATE Address of Grantor:

Property Address:

747 Egg and Butter Road

Saginary

AL 35131

Brighton AL Columbiana, AL 35051

35020

Real Value: \$55,000.00



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/10/2025 08:17:32 AM
\$83.00 BRITTANI
20250210000038770

alli 5. Buyl