



20250212000042480 1/2 \$129.00
Shelby Cnty Judge of Probate, AL
02/12/2025 09:46:14 AM FILED/CERT

WARRANTY DEED

This Instrument Was Prepared By:
Luke A. Henderson, Esq.
3 Office Park Circle, Ste 105
Birmingham, AL 35223

Grantee's Mailing Address/
Send Tax Notice To:
Rachel D. Banks
Jordan A. Banks
148 Viaduct Dr.
Harpersville, AL 35078

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of one Hundred and 00/100 Dollars (\$100.00), and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantee herein, the receipt of which is hereby acknowledged,

Paul E Rettig, Jr. and Jacqueline H Rettig, Husband and Wife
(herein referred to as "Grantors") do grant, bargain, sell and convey unto

Rachel D. Banks and Jordan A. Banks, Husband and Wife
(herein referred to as Grantee), as joint tenants with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

A PARCEL OF LAND BEING IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND 1-1/2" OPEN TOP PIPE REPRESENTING THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE RUN ALONG THE WEST LINE OF SAID 1/4 SECTION S 00°07'10" E FOR A DISTANCE OF 20.00 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE LEAVING SAID WEST 1/4 SECTION LINE, RUN N 89°29'01" E FOR A DISTANCE OF 662.39 FEET TO A SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES"; THENCE RUN S 00°26'03" W FOR A DISTANCE OF 679.90 FEET TO A FOUND 5/8" CAPPED REBAR STAMPED "J.G. RAY"; THENCE RUN S 89°39'35" W FOR A DISTANCE OF 655.81 FEET TO SET 5/8" CAPPED REBAR STAMPED "CLINKSCALES" ON THE WEST LINE OF SAID 1/4 SECTION; THENCE RUN ALONG THE WEST LINE OF SAID 1/4 SECTION N 00°07'10" W FOR A DISTANCE OF 677.80 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 10.27 ACRES, MORE OR LESS.

Title not examined by preparer.

NOTE TO RECORDING CLERK: The tax assessed value for the parent parcel is \$13,730.00

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

Shelby County, AL 02/12/2025
State of Alabama
Deed Tax: \$104.00



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TO HAVE AND TO HOLD unto the said Grantees, 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 the said Grantors do, for themselves, their heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will and their heirs and assigns shall Warrant and Defend the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have set their hands and seals this 31st day of January, 2025.

Paul E Rettig, Jr.

Jacqueline H Rettig

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, the undersigned, a Notary Public, in and for said county, in said state, hereby certify that, **Paul E Rettig, Jr. and Jacqueline H Rettig** 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 seal this January 31st, 2025.

My Commission Expires: 4/18/2028

Notary Public

Grantor's Address: 112 Viaduct Dr, Harpersville, AL 35078

Property Address: 130 Viaduct Dr Harpersville, AL 35078

Parcel ID Number: Parent Parcel: 07 8 27 1 000 003.000

REBECCA L. REGISTER
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Market Value: \$103,706.75

