
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:
The Law Office of Lauren N Smith, LLC
Lauren Smith, Esquire
80 N Village Dr
Gardendale, AL 35071

SEND TAX NOTICE TO:
Jason Russell and Kasie Craft Russell
261 Hwy 437
Sterrett, AL 35147

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Thousand And No/100 (\$90,000.00) DOLLARS**, to the undersigned Grantors, in hand paid by the Grantee(s) herein, the receipt of which is acknowledged, I/we, **Bobby Lamar Morrison and Anita C. Morrison**, a married couple, (herein referred to as Grantors), whose mailing address is 17915 Hwy 55 Sterrett AL 35147 does/ do hereby grant, bargain, sell and convey unto **Jason Russell and Kacie Craft Russell** (herein referred to as Grantee(s)), whose mailing address is 261 Hwy 437, Sterrett, AL 35147 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, the address of which is 261 Hwy 437, Sterrett, AL 35147 to-wit:

A parcel of land in the SE 1/4 of the NE 1/4 of Section 30, Township 19 South, Range 1 East, Shelby County, Alabama, described as follows:

Commencing at the Northeast corner of Section 30, Township 19 South, Range 1 East; thence South 1°31'00" West, a distance of 1782.50 feet; thence North 87°02'09" West, a distance of 271.09 feet to the Point of Beginning; thence North 87°35'40" West a distance of 223.92 feet; thence South 1°21'40" West a distance of 208.91 feet; thence South 88°16'00" East, a distance of 223.33 feet; thence North 1°30'39" East, a distance of 205.62 feet to the Point of Beginning; being situated in Shelby County, Alabama.

A 1981 Ex 10 All American manufactured home, comprised of one section, and having the serial number FHGA7286, is permanently affixed to the real property hereinabove described and is considered by the Alabama Department of Revenue as a part thereof.

Subject to:

1. All taxes for current and subsequent years, not yet due and payable.
2. To all covenants, restrictions, conditions, easements, liens, set back lines, and any other rights, recorded and/or unrecorded.

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

*\$130,135.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee(s) for and during his, her, or their joint life/lives as joint tenants and upon the death of either of him, her, or them, then to the survivorship of her, her, or them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantee(s), his, her, or 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 noted 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 Grantee(s), his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors, have hereunto set his, her or their signature(s) and seal(s), this the 28th day of February, 2025.


Bobby Lamar Morrison


Anita C. Morrison

STATE OF ALABAMA

COUNTY OF SHELBY

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **Bobby Lamar Morrison and Anita C. Morrison**, 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 the conveyance he, she, or they executed the same voluntarily on the day the same bears date.

Given under my hand this the 28th day of February, 2025.


Notary Public

My commission expires: 02/09/2028



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/03/2025 08:39:00 AM
\$26.00 BRITTANI
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