

THIS INSTRUMENT WAS PREPARED BY:
FOSTER D. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236
(205) 987-2211

PLEASE SEND TAX NOTICE TO:
MORGAN FORD BRYANT and husband, CEDRIC LADREL BRYANT
154 MOTLEY AVENUE
MONTEVALLO, ALABAMA 35115

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN AND NO/100 DOLLARS (\$10.00) AND TO CLEAR TITLE and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MORGAN FORD BRYANT and husband, CEDRIC LADREL BRYANT, (herein referred to as Grantor whether one or more), do grant, bargain, sell and convey unto MORGAN FORD BRYANT and husband, CEDRIC LADREL BRYANT, (herein referred to as Grantees) as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY COUNTY, ALABAMA, to-wit:

Commence at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 22, Township 22 South, Range 3 West; thence run North along the West line of said quarter-quarter section 545.52 feet to a point on the Southerly line of the Norfolk-Southern Railway right of way; thence turn 52 degrees 43 minutes 05 seconds right and run Northeasterly along said right of way 55.78 feet to the point of beginning; thence continue along the last described course and along said right of way 210 feet; thence turn 90 degrees 00 minutes 29 seconds right and run Southeasterly 173.34 feet; thence turn 89 degrees 59 minutes 37 seconds right and run Southwesterly 210 feet; thence turn 90 degrees 00 minutes 15 seconds right and run Northwesterly 173.34 feet to the point of beginning. Being situated in Shelby County, Alabama.

MORGAN FORD BRYANT is one and the same person as MORGAN LA FAY FORD, the grantor and one of the grantees in that certain deed recorded in Inst. # 1998-14372.

The sole purpose of this deed is to clear title to that certain deed recorded in Inst. # 1998-14372.

MORGAN FORD BRYANT being the only surviving heir of GLORIA FORD.

TO HAVE AND TO HOLD to the said Grantees as joint tenants for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right or reversion.

And we do for ourselves, and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, we have hereunto set our hands and seals this 11th day of April, 2025.

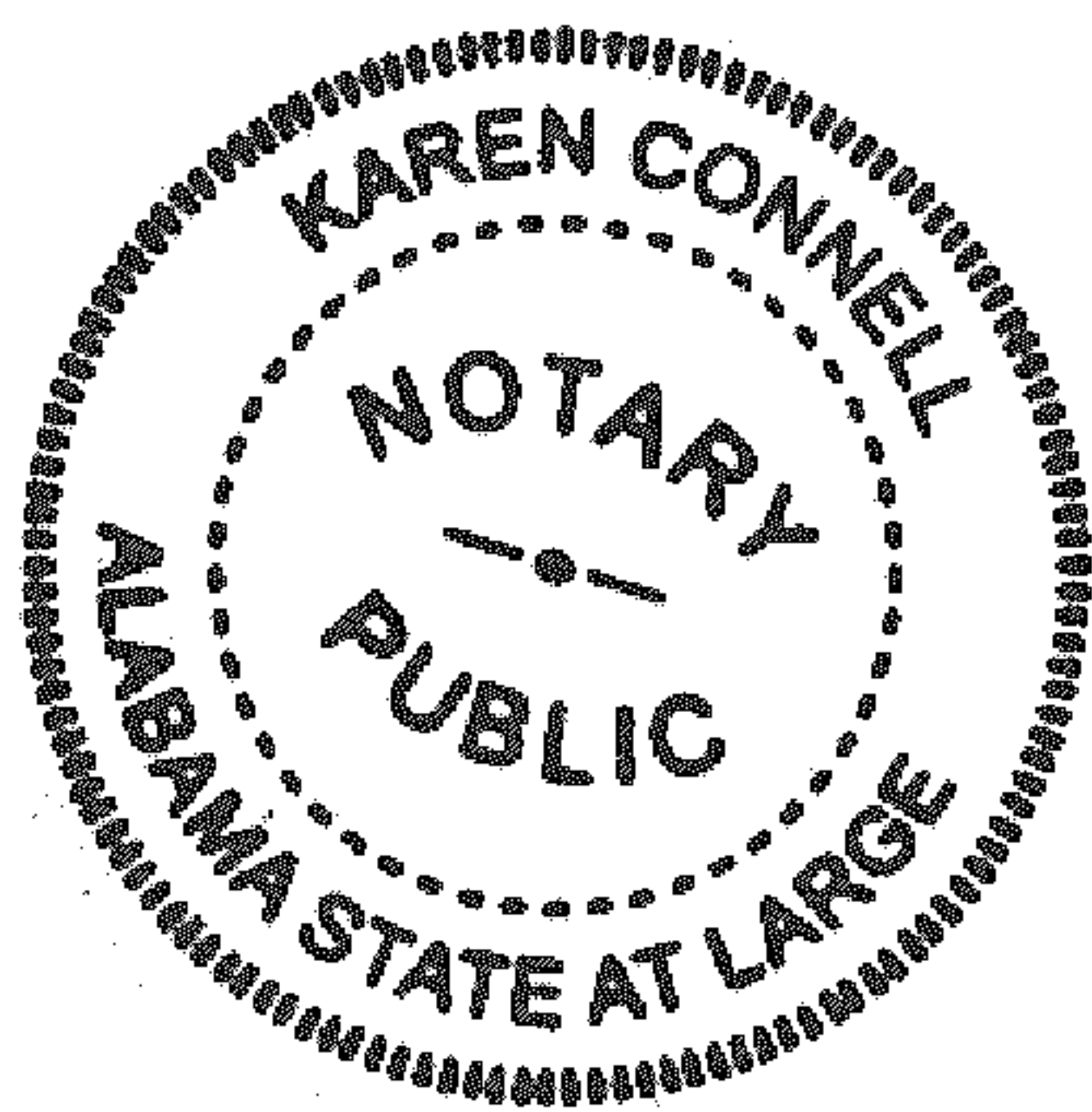
Morgan Ford Bryant
MORGAN FORD BRYANT

Cedric Ladrel Bryant
CEDRIC LADREL BRYANT

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MORGAN FORD BRYANT and husband, CEDRIC LADREL BRYANT, 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 official seal this 11th day of April, 2025.



Karen Connell
NOTARY PUBLIC
My Commission Expires: 8/25/26

Grantor's Name:
MORGAN FORD BRYANT and husband, CEDRIC LADREL
BRYANT

Grantee's name:
MORGAN FORD BRYANT and husband, CEDRIC
LADREL BRYANT

Mailing Address:
154 MOTLEY AVENUE
MONTEVALLO, ALABAMA 35115

Mailing Address:
154 MOTLEY AVENUE
MONTEVALLO, ALABAMA 35115

Property Address:
154 Motley Avenue
Montevallo, AL 35115

Date of Sale: _____, 2025

Total Purchase Price: \$10.00

or

Actual Value

or

Assessor's Market Value \$50,1560

___ Bill of Sale
___ Sales Contract
___ Closing Statement

___ Front of Foreclosure Deed
___ Appraisal
x Other TO CLEAR TITLE



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2025 09:38:11 AM
\$30.00 JOANN
20250417000114750

Allen S. Bayl