

This instrument was prepared by:
Heath S. Holden, Attorney at Law, LLC
PO Box 43281
Birmingham, AL 35243
File No. 2024-664

Send Tax Notice To:
JAYSON J. DANDURAND and JAMIEDAWN
C. DANDURAND
5800 County Road 39
Chelsea, AL 35043

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration THREE HUNDRED FIFTY SIX THOUSAND AND 00/100 (\$356,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, ANITA Y. FARRIS, a married person (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, JAYSON J. DANDURAND and JAMIEDAWN C. DANDURAND, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

A part of the NW 1/4 of SW 1/4, Section 8, Township 20 South. Range 1 West, Shelby County, Alabama and more particularly described as follows:

From the NW corner of the NW 1/4 of the SW 1/4 of Section 8, Township 20 South. Range 1 West, run South along the West line of the NW 1/4 of the SW 1/4 1213.4 feet to the point of beginning; thence with & deflection angle of 131°00' to the left run northeast 803 feet to the centerline of Shelby County Highway 69, thence in a Southeast direction along the centerline of Shelby County Highway 69 to the intersection of Shelby County Highway 39, thence in a Southwest direction along the north right of way line of Shelby County Highway 39 to the intersection of the south line of the NW 1/4 of the SW 1/4; thence West along said South line of the NW 1/4 of the SW 1/4 to the SW corner of the NW 1/4 of the SW 1/4; thence North along the West line of the NW 1/4 of the SW 1/4 118.25 feet more or less to the point of beginning. LESS AND EXCEPT Shelby County Highway #69 Right of Way.

This property is not the homestead of ANITA Y. FARRIS or his/her spouse.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$236,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set his/her hand and seal, this the 3 day of July, 2025

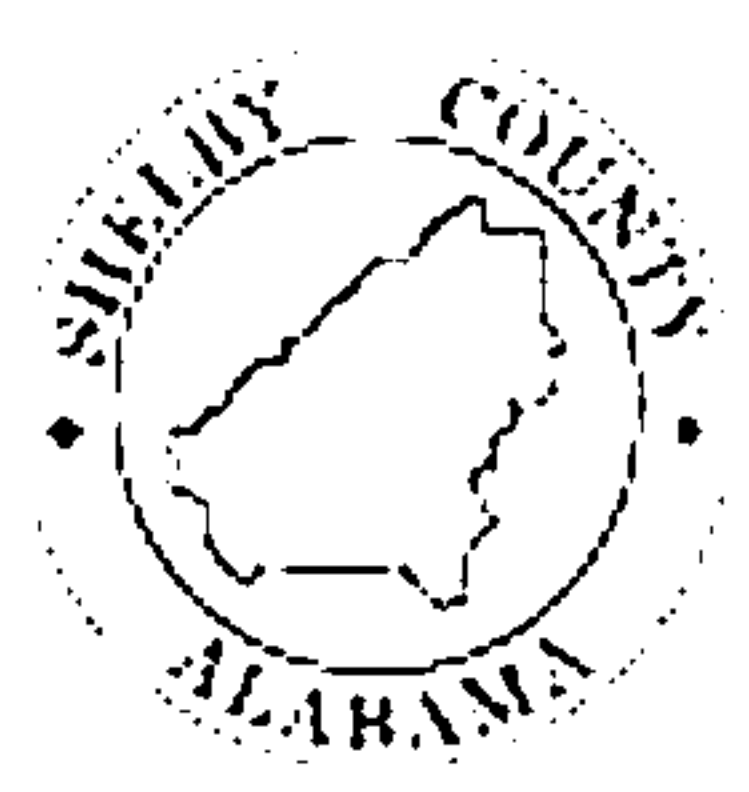
Anita Y. Farris
ANITA Y. FARRIS

STATE OF ALABAMA)
COUNTY OF Baldwin)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANITA Y. FARRIS, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of July, 2025

[Signature]
NOTARY PUBLIC
My Commission Expires: 9/11/27



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/07/2025 02:21:52 PM
\$125.00 KELSEY
20250707000204840

Allen S. Bayl