

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:

1411 Secretariat Dr.
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY)

WHEREAS, in consideration of the sum of TWO HUNDRED EIGHTY ONE THOUSAND FIVE HUNDRED AND 00/100(281,500.00) and other valuable considerations to the undersigned GRANTOR(S), **SHANNON MCCOY and BRENTON L. MCCOY, wife and husband**, in hand paid by the GRANTEE(S), **KRISTEN ARVIN and NICHOLAS ARVIN**, 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 in Shelby, Alabama, to wit:

Lot 1, Block 2, according to the Survey of Dearing Downs, Second Addition, as recorded in Map Book 9, Page 33, in the Office of the Judge of Probate of Shelby County, Alabama.

Prior Deed Reference: Instrument No. 20150206000039940.

Restrictions, covenants and conditions as set out in instruments as recorded in Book 168, Page 109 in the Probate Office.

A 40-foot building setback line from Secretariat Drive and Bold Rule Lane as recorded in Map Book 9, Page 33 in the Probate Office.

A 10-foot easement along the westerly side of lot as shown on recorded Map Book 9, Page 33 in the Probate Office.

Reciprocal Easement Agreement with J. Harris Development and Shelby County Health Care Authority d/b/a Shelby Medical Center, as recorded in Instrument No. 1993-27774 in Probate Office.

Option for Communications Systems Right of Way and Easement granted to American Telephone and Telegraph Company as shown and recorded in Book 179, Page 204 and Book 184, Page 43 in Probate Office.

NOTE: \$253,350.00 of the purchase price was obtained by a Purchase Money Mortgage.

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

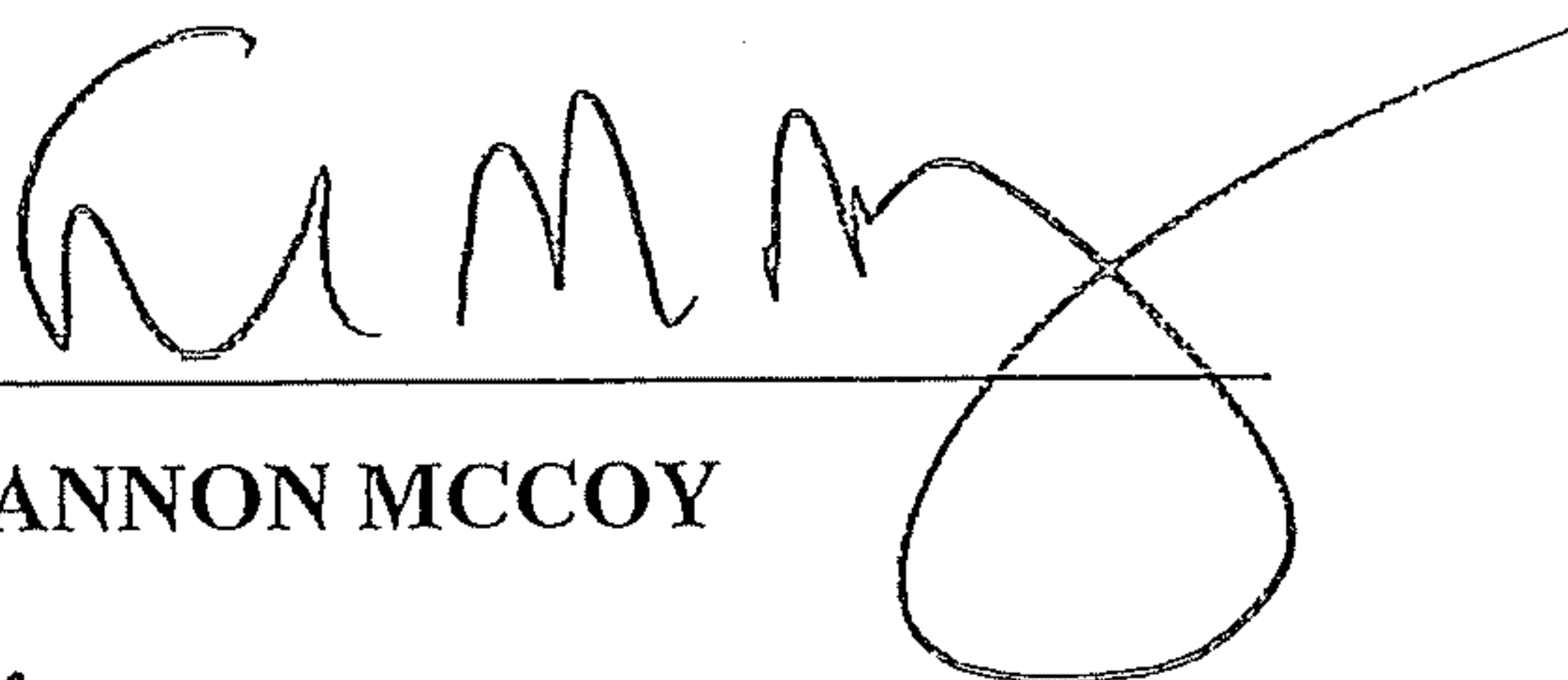
TO HAVE AND TO HOLD to the said GRANTEE(s) in fee simple, and to the heirs and assigns.

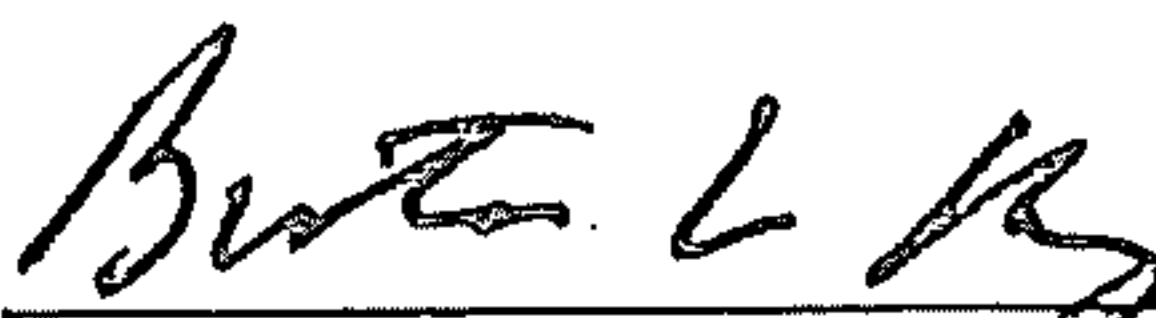
AND THE GRANTOR(S), do(es) for themselves, their heirs, executors, administrators, successors and assigns, covenant with said GRANTEE(S), their heirs, executor, administrators, successors and assigns, that we are lawfully seized in fee simple of said premises, that I(we) are free from all encumbrances, 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 3rd day of July, 2025.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/18/2025 08:11:49 AM
\$53.50 JOANN
20250718000217360

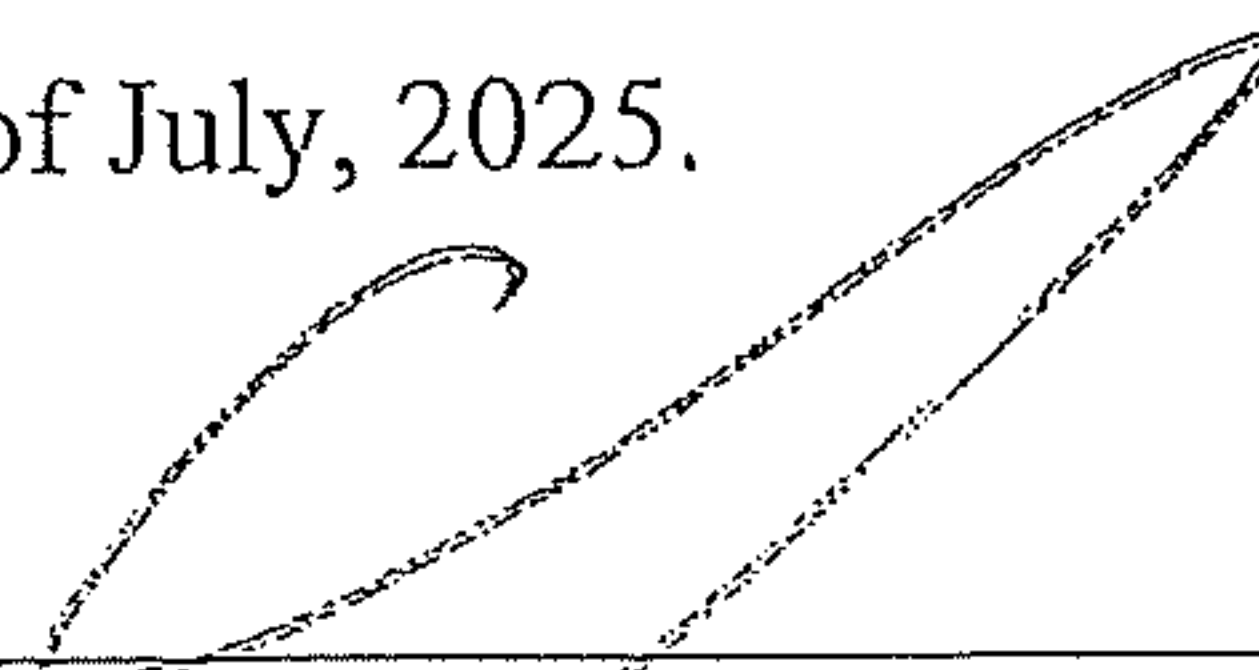

SHANNON MCCOY

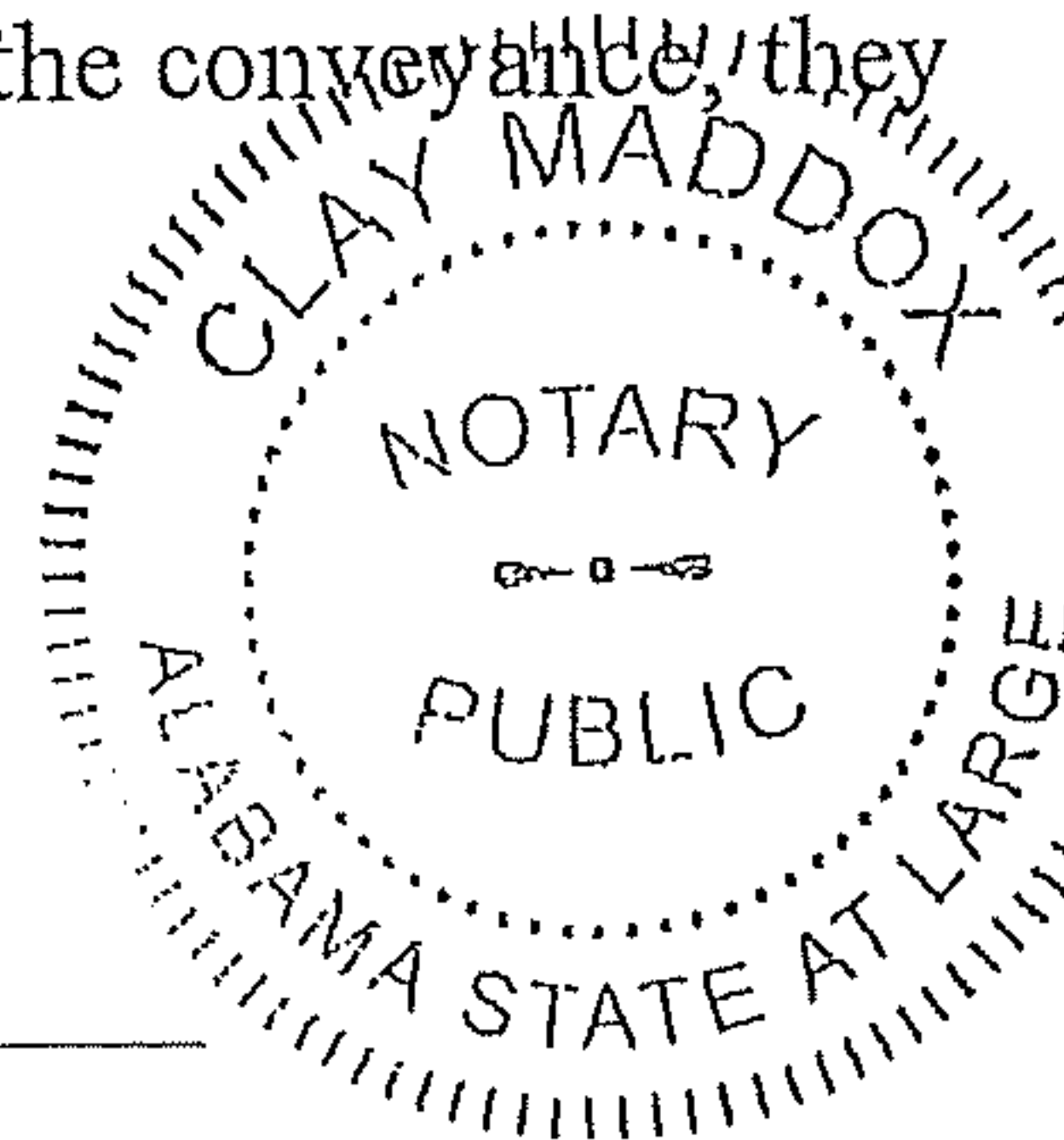
Allen S. Bayl 
BRENTON L. MCCOY

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that SHANNON MCCOY and BRENTON L. MCCOY 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.

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


NOTARY PUBLIC
My Commission Expires: 4-25-27



Address of Grantee:
1411 Secretariat Drive
Helena, AL 35080

Address of Grantor:
32884 N Pickens Ave
Lillian, AL 36544

Property Address:
1411 Secretariat Drive,
Helena, AL 35080

Real Value: \$281,500.00