

Send Tax Notice to:

Jordan W. Simmons and Candice F. Simmons

322 Southern Hills Dr
Calera, AL 35040

[Space Above This Line for Recording Data]

SURVIVORSHIP WARRANTY DEED

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW BY ALL MEN THESE PRESENTS:

That in consideration of **One Hundred Sixty Five Thousand and 00/100 Dollars (\$165,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is acknowledged. I or we, **Joshua A. Forrest and Audrey Forrest, a married couple** (herein referred to as grantor, whether one or more) whose mailing address is 835 Hwy 42 Calera, AL 35040 grant, bargain, sell and convey unto **Jordan W. Simmons and Candice F. Simmons** (herein referred to as grantees) whose mailing address is 322 Southern Hills Dr., Calera, AL 35040 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, having an address 2599 Hwy 86, Calera, AL 35040 to wit:

Commence at the NE corner of NW 1/4 of NW 1/4 of Section 20, Township 22 South, Range 1 West, in Shelby County, Alabama and run South along the East boundary thereof and along the East boundary of SW 1/4 of NW 1/4 of said Section 20, a distance of 1540 feet to the point of beginning of property herein described; thence continue South along said line a distance of 770 feet to a point; thence West parallel with the North line of said forty a distance of 1130 feet to a point; thence North parallel with the East line of said forty 770 feet to a point; thence East 1130 feet to point of beginning.

Subject to ad valorem taxes for the current year, and subsequent years.

Subject to restrictions, reservations, conditions, and easement of record

Subject to any minerals or mineral rights leased, granted or retained by prior owners.

\$502,475.00 of the consideration recited above was paid from a Purchase Money Mortgage executed simultaneously herewith

To Have and To Hold to the said grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantees, 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 stated 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 grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 12th day of December, 2025

Joshua A. Forrest
Joshua A. Forrest

Audrey Forrest
Audrey Forrest

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Jack R. Thompson Jr., a Notary Public in and for said county in said state, hereby certify that **Joshua A. Forrest and Audrey Forrest** 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 this conveyance, he/she/they executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 12th day of Dec, 2025

My Commission Expires

10/31/2028
Notary Public

(S E A L)

This instrument was prepared by:
Jack R. Thompson, Jr.
Law Office of Jack R. Thompson, Jr, LLC
416 Yorkshire Drive
Birmingham, AL 35209 (205) 410-7591

File No. ATB4751



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/16/2025 08:07:20 AM
\$26.00 JOANN
20251216000383570

Allie S. Bayl