

Send Tax Notice to:

2653 Salem Rd
Montevallo, AL 35115

[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 **Two Hundred Ninety Thousand 00/100s Dollars (\$290,000.00)**, between the parties hereto, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged. I or we, **Jeanette Crew a/k/a Margaret Jeanette Crew, a single person by Robert Kirkland Lightfoot her Attorney-in-Fact** (herein referred to as grantor, whether one or more) whose mailing address is 1 Kirkwood St. Montevallo, AL 35115 grant, bargain, sell and convey unto, **Stephen M. Sanders and Katie C. Sanders** herein referred to as grantees) whose mailing address is 2653 Salem Rd, Montevallo, AL 35115 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: **1251 Hedgerow Drive, Montevallo, AL 35115** to wit:

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 21, Township 22 South, Range 3 West and more exactly described as follows: Begin at the NE corner of Lot 1, Block L, of Lyman's Addition to Montevallo; thence proceed in a Northwesterly direction and in line with the SW boundary of Moody Street a distance of 25.0 feet to the beginning of lot; thence continue in the same straight line a distance of 100.69 feet; thence at an angle to the right of 51 deg. 07 min. a distance of 38.46 feet; thence at an angle of 90 deg. 00 min. to the left a distance of 56.1 feet; thence at an angle of 90 deg. 00 min. to the left a distance of 175.0 feet; thence at an angle of 90 deg. 00 min. to the right a distance of 130.0 feet to East boundary of King Street; thence 90 deg. 00 min. to the distance of 130.0 feet to East boundary of King Street; thence 90 deg. 00 min. to the left and along East boundary of King Street a distance of 20.0 feet; thence 90 deg. 00 min. to the left and along North boundary of Public Drive 136.86 feet to the beginning of a curve to the left, said curve having a central angle of 51 deg. 07 min. and a radius of 112.5 feet, and being a part of the North boundary of said drive; thence along said curve a distance of 100.34 feet to the end of said curve and the beginning of a tangent at this point and along said tangent 67.18 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.

Jeannette Crew is the Surviving Grantee of that certain Deed dated 08/02/1978 and recorded 08/02/1978 Book 314 Page 09, the other Grantee Bernice Rogers Finger, having died on or about 12-29-1993.

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 24th day of Feb, 2026

Jeanette Crew a/k/a Margaret Jeanette Crew by Robert Kirkland Lightfoot
her Attorney-in-Fact
Jeanette Crew a/k/a Margaret Jeanette Crew by Robert Kirkland Lightfoot her Attorney-in-Fact

STATE OF Alabama Shelby COUNTY ss:

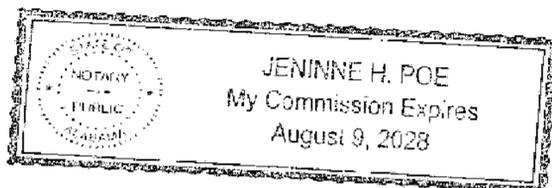
I, Jeninne H. Poe, a Notary Public in and for said county in said state, hereby certify that **Jeanette Crew a/k/a Margaret Jeanette Crew by Robert Kirkland Lightfoot her Attorney-in-Fact** whose name(s) is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he as Attorney-in-Fact executed the same voluntarily and with full authority.

WITNESS my hand and official seal in the county and state aforesaid this the 24th day of Feb, 2026

My Commission Expires: 8-9-2028

Jeninne H. Poe
Notary Public

(SEAL)



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
ATB4885



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
02/25/2026 12:34:24 PM
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Allie S. Boyd