Prepared by: Fran Kilpatrick Milwee Attorney at Law 116 N Broad Street Boaz, AL 35957 (256) 593-4009

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## Warranty Deed Joint for life with Remainder to Survivor

STATE OF ALABAMA - COUNTY OF MARSHALL

KNOW ALL MEN BY THESE PRESENTS, in consideration of TWO HUNDRED THOUSAND and No/100 Dollars (\$200,000.00), the receipt and sufficiency of which are hereby acknowledged, LEON POUNDS, a single man, herein GRANTOR, does hereby grant, bargain, sell and convey unto JOE PANKEY and ARLENE PANKEY, herein GRANTEE, for and during their 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 property:

A tract of land being located in Sections 20 and 21, Township 9 South, Range 5 East in Marshall County, Alabama, being more particularly described as follows: Commencing at a point purported to be the Northwest Corner of the Northwest 1/4 of the Southwest 1/4 of Section 21, Township 9 South, Range 5 East, in Marshall County, Alabama; thence West 136.50 feet to a point; thence South 40° 27' 00" West 201.10 feet to a point; thence South 50° 26' 58" East 554.45 feet to a iron pin found; thence South 1° 52' 39" West 88.73 feet to an iron pin found, the point of beginning for the property herein described; thence South 37° 53' 35" East 229.35 feet to an iron pin set; thence North 43° 53' 02" East 229.60 feet to an iron pin set; thence South 37° 53' 20" East 129.21 feet to an iron pin set on the North margin of Alabama Highway 168; thence along the North margin of said Alabama Highway 168 South 40° 52' 25" West 229.60 feet to an iron pin found on the North margin of said Alabama Highway 168; thence continue along the North margin of said Alabama Highway 168 South 40° 55' 00" West 340.35 feet to a PK Nail set in Beulah Road; thence along said Beulah Road North 27° 05' 00" West 379.14 feet to a point in said Beulah Road; thence continuing along said Beulah Road North 31° 59' 13" West 35.42 feet to a point in said Beulah Road; thence leaving said Beulah Road North 48° 20' 36" East 259.70 feet to the point of beginning. (1769/016)

LESS AND EXCEPT: A tract or parcel of land containing 0.46 acre located in the NW1/4 of the SW1/4 of Section 21, Township 9 South, Range 5 East, Huntsville Meridian, Marshall County, Alabama, and being more particularly described as follows: Commence at an iron found at the NW Corner of said NW¼ of the SW¼; thence S 05° 01' 51" W 348.52 feet to a  $\frac{1}{2}$ " steel rod; thence N 86° 51' 54" E 459.89 feet to a  $\frac{1}{2}$ " rod with plastic cap stamped JBD PLS 19744; thence S 41° 28' W 200.00 feet at a ½" rod with plastic cap stamped JBD PLS 19744; thence S 48° 16' 54" W 184.0 feet to a fence corner; thence S 37° 52' 07" E 229.35 feet to a ½" rod with plastic cap stamped JBD PLS 19744; thence N 41° 12' 54" E 57.52 feet to an iron set, the point of true beginning for the property herein described; thence N 41° 12' 54" E 168.39 feet to a ½" steel rod; thence S 39° 10' 25" E 131.6 feet to a ½" rod with plastic cap stamped JBD PLS 19744 at the Northwest right of way to State Highway 168; thence S 41° 37' 26" W 141.27 feet along and with said right of way to an iron set; thence N 51° 04' 34" W 128.85 feet to the true point of beginning. Description taken from that survey by David L. Musick, Al Reg No. 20893, dated March 4, 2016. (5679/315)

The Grantor herein is the surviving joint tenant under that certain deed recorded in Book 1769, Page 16, in the Probate Office of Marshall County, Alabama. Loretta Pounds departed this life on or about, to-wit: 8/29/2014.

This conveyance, however, is subject to the following:

Restrictions recorded in Book 761, Page 443.

Right of Way Easement to Marshall DeKalb Electric Cooperative recorded in Book 882, Page 53.

Any valid adverse title as to minerals, oil or mining rights, easements or rightsof-way, covenants running with the land, encroachments or other matters or defects shown by a survey of the property herein conveyed.

Together with all and singular tenements, hereditament, right, privileges and appurtenances thereunto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD unto the GRANTEE, in survivorship, as aforesaid.

The GRANTOR, for itself and its heirs covenant to the GRANTEE, heirs and/or assigns, that the GRANTOR is lawfully seized in fee simple of the property conveyed herein; that the property is free from all encumbrances, unless otherwise noted above; that the GRANTOR has a good right to sell and convey the same and the GRANTOR will warrant and defend the same to the GRANTEE, heirs and/or assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has hereunto set their hand/s and seal/s on this the 8th day of June, 2023.

LEON POUNDS

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STATE OF ALABAMA	)	
	)	ACKNOWLEDGMENT
COUNTY OF MARSHALL	)	

I, the undersigned, Notary Public of the State of Alabama at Large do hereby certify that **LEON POUNDS**, whose name/s is/are signed to the foregoing conveyance, and who is/are known to me, acknowledge before me on this day that, being informed of the contents of said conveyance, he/she/they executed the same voluntarily on the date the same bears date.

GIVEN under my hand on this the 8th day of June, 2023-

MOTARY PUBLIC

My Commission Expires:\_

35957

Address of Grantor(s): 1088 (ren Pd) BUUZ/AC35957 Address of Grantee(s) and tax statements to:

Property Address: AL Hwy 168 Boaz, AL 35957

By execution this instrument, the Grantors herein certify the consideration referred to is the total purchase price or the actual cash value of the property being conveyed and this certification is made pursuant to and in compliance with § 40-22-1, <u>Code of Alabama</u>, <u>1975</u>. The parties to this instrument understand that any false statement as to the purchase price or actual cash value may result in the imposition of a penalty as prescribed in § 40-22-1 (h) <u>Code of Alabama</u>, <u>1975</u>.

Boaz AL

This deed made without benefit of a title examination unless a separate written opinion is rendered and a separate charge made for such examination. The draftsman does not expressly or impliedly give any opinion or warranty as to the status of the title to the property conveyed or the sufficiency of the interest conveyed herein. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. For prior instruments in the chain of title, see the following references in the probate office of this county.

23-1870