

THIS INSTRUMENT WAS PREPARED BY:

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LINEVILLE, AL 36266

STATE OF ALABAMA	**	SURVIVORSHIP WARRANTY DEED (Joint Tenants)
	**	
COUNTY OF RANDOLPH	**	

THIS INDENTURE, made and entered into on this the 8th day of October, 2020, by and between Ronald Curtis Barfield Living Trust dated April 11, 2013 a/k/a Revocable Living Trust of Ronald Curtis Barfield, parties of the first part, and Melvin Wayne Ressler and spouse Michelle Robin Ressler, 2633 Pender Drive, Virginia Beach, VA 23456, parties of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars (\$10.00) to the parties of the first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the parties of the first part have granted, bargained and sold, and do by these presents grant, bargain, sell and convey unto the parties of the second part for and during their joint lives and upon the death of either, to the survivor, in fee simple, the following described real estate, to-wit:

Parcel I: The S 1/2 of the NW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 11 East, Randolph County, Alabama.

Also, a right of way for ingress and egress being 30 feet wide along and across an existing access road, traversing the SE 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 11 East in connection with road which leads to Mount Olive Methodist Church Cemetery then to an unnamed public road.

And Also, a right of way for ingress and egress to get to the S 1/2 of the NW 1/4 of the SW 1/4 across and over the N 1/2 of the NW 1/4 of the SW 1/4, as necessary to enable the Grantee to have access to the unnamed road lying in the NW 1/4 of the SW 1/4 of the Section 34, Township 21 South, Range 11 East, Randolph County, Alabama.

ALSO conveyed is a Reciprocal Perpetual Easement recorded in Deed Book _____ at page _____.

Parcel II: The N 1/2 of the NW 1/4 of the SW 1/4 of Section 34, Township 21 South, Range 11 East, Randolph County, Alabama.

Also, a right of way for ingress and egress being 30 feet wide along and across an existing access road, traversing the SE 1/4 of the NW 1/4 of Section 34, Township 21 South, Range 11 East in connection with road which leads to Mount Olive Methodist Church Cemetery then to an unnamed public road.

ALSO conveyed is a Reciprocal Perpetual Easement recorded in Deed Book _____ at page _____.

Parcel III: The S 1/2 of NW 1/4 of Section 34, Township 21 South, Range 11 East, Randolph County, Alabama.

ALSO conveyed is a Reciprocal Perpetual Easement recorded in Deed Book _____ at page _____.

Subject to taxes for the current year, outstanding mineral or mining rights, restrictions of record, and easements of record and as located, if any.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his (or her) heirs and assigns, in fee simple.

And the parties of the first part do hereby covenant with the parties of the second part that they lawfully seized in fee of the said premises, that they have a good right to sell and convey the same; that said premises are free from encumbrances, except as herein stated; and that they will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whomsoever.

IN WITNESS WHEREOF, the parties of the first part have hereto set their hands and seals on this the day and year herein first above written.

Ronald Curtis Barfield, Trustee
Ronald Curtis Barfield, as Trustee of the
Ronald Curtis Barfield Living Trust dated April 11, 2013

State of NORTH CAROLINA
IREDELL County

I, the undersigned, a notary in and for said County in said State, hereby certify that Ronald Curtis Barfield, as Trustee of the of Ronald Curtis Barfield Living Trust dated April 11, 2013, whose name is signed to the forgoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance and with full authority to do so, he executed the same voluntarily on the day the same bears date.

Given under my hand this 8th day of October, 2020.

Tammie Deland
Notary Public

My notary expires 06/27/2023



COPY