

Send Tax Notice to:

Mr. and Mrs. Lindsay E. Handley
842 Roundhill Road
Pelham, Alabama 35124

This instrument was prepared by
ELLIS, HEAD, OWENS & JUSTICE
113 N. Main Street
P.O. Box 587
Columbiana, Alabama 35051

Shelby County, AL 06/21/2018
State of Alabama
Deed Tax: \$164.50

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of exchange of deeds, and **One and 00/100 Dollar (\$1.00)**, and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **ROBERT E. OWENS**, a married man, **KATHLEEN O. HANDLEY**, a married woman, and **LARRY W. OWENS**, a married man (herein referred to as Grantors) do grant, bargain, sell and convey unto **LINDSAY E. HANDLEY** and wife, **KATHLEEN O. HANDLEY** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Parcel 1

Commence at the NW corner of the NE 1/4 of the SW 1/4, Section 2, T-20S, R-3 W, being a capped pipe found in place; thence proceed in a southerly direction along the west boundary of said 1/4 1/4 for a distance of 645.10 feet to a point; thence turn a deflection angle of 59° 03' to the left and run 392.46 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 215.17 feet to a point; thence turn a deflection angle of 87° 15' 59" to the right and run 200.22 feet to a point; thence turn a deflection angle of 92° 44' 01" to the right and run 201.23 feet to the SE corner of Kathleen Perkins property; thence turn a deflection angle of 83° 18' 07" to the right and run along the east boundary of said Kathleen Perkins property for 201.38 feet to the point of beginning. Said parcel is located in the NE 1/4 of the SW 1/4, Section 2, T-20S, R-3W, and contains 0.96 acre. Parcel subject to easements and rights of way of record.

Subject to:

1. The lien for ad valorem taxes due in the current year or the subsequent year but not yet payable.
2. All easements, liens, encumbrances, restrictions, rights-of-way, any reservations of mineral rights, and other matters of record in the Probate Office of Shelby County, Alabama, together with any deficiencies in quantity of land, easements, discrepancies as to boundary lines, overlaps, etc., which would be disclosed by a true and accurate survey of the property conveyed herein.

and

Commence at the Northwest Corner of the NE 1/4 of the SW 1/4, Section 2, Township 20 South, Range 3 West, being an iron in accordance with a survey by H. Schoel dated May, 1929; thence run southerly along the west boundary of said 1/4-1/4 Section for 878.30 feet to a point; thence turn an angle of 59 degrees 03 minutes to the left and run 272.53 feet to the point of beginning of the parcel herein described; thence continue along the last described course for 23.49 feet to a point; thence turn an angle of 96 degrees 41 minutes 53 seconds to the left and run 201.38 feet to a point; thence turn an angle of 173 degrees 18 minutes 07 seconds to the left and run 200.00 feet to the point of beginning. Said parcel is lying in the NE 1/4 of the SW 1/4 of Section 2, Township 20 South, Range 3 West, and contains 0.05 acre.

Subject to all easements, restrictions, and rights of way of record.

The herein conveyed property does not constitute any part of the homestead of the Grantors or their spouses.

The Grantors are all of the children of Kathleen O. Perkins, a/k/a Kathleen Owens, who died on or about April 18, 2018, and was not married at the time of her death. The Grantees' mother, Kathleen O. Perkins, a/k/a Kathleen Owens, was the Grantee on the deeds recorded as Instrument No. 20031103000731050, and Instrument No. 1994-16441, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

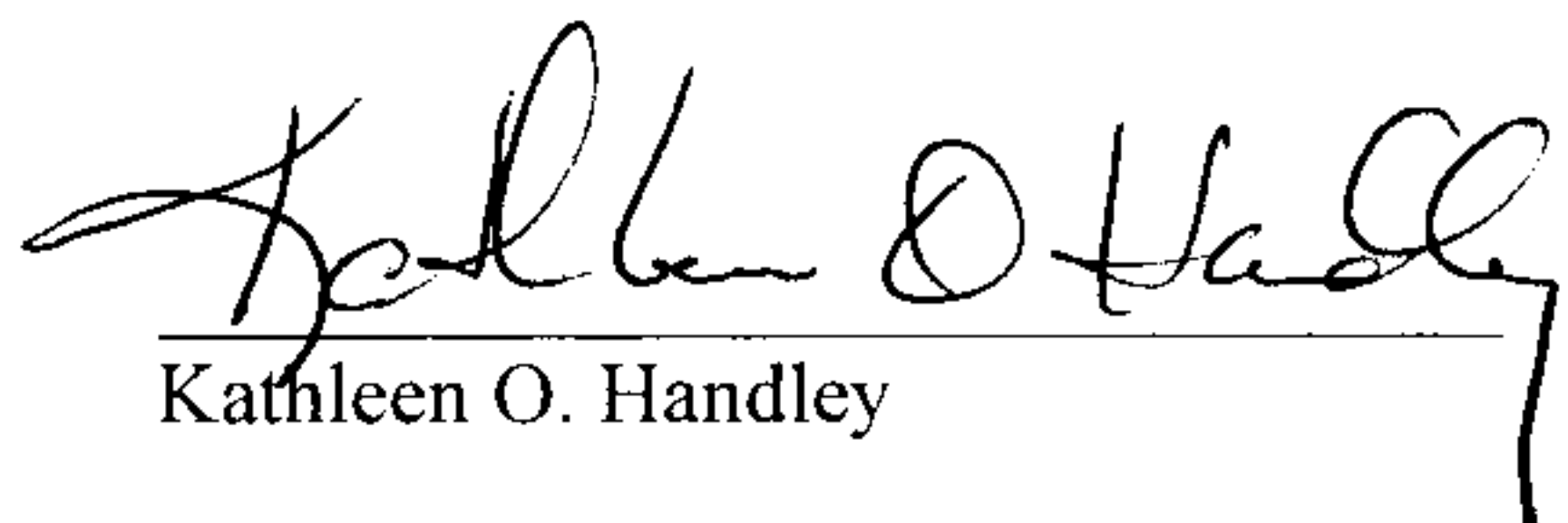
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 21st day of June, 2018.

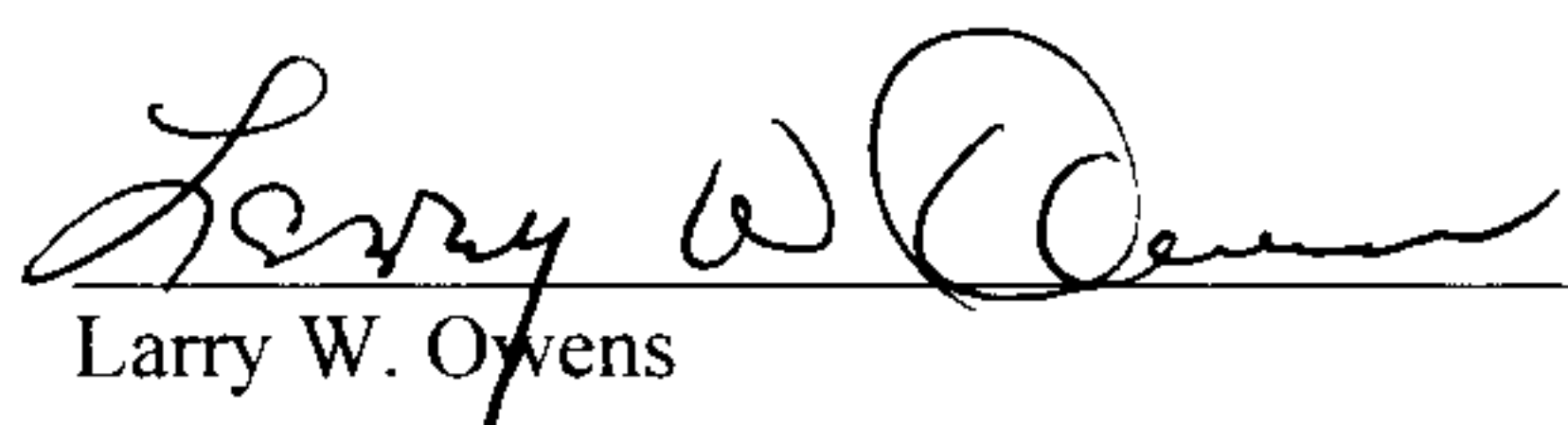


Robert E. Owens

20180621000220710 2/4 \$189.50
Shelby Cnty Judge of Probate, AL
06/21/2018 11:02:34 AM FILED/CERT



Kathleen O. Handley



Larry W. Owens

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **ROBERT E. OWENS**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2018.

Shirley Elizabeth Gray
Notary Public

My Commission Expires: 11-16-19

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KATHLEEN O. HANDLEY**, a married woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2018.

Shirley Elizabeth Gray
Notary Public

My Commission Expires: 11-16-19



20180621000220710 3/4 \$189.50
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LARRY W. OWENS**, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June, 2018.

Shirley Elizabeth Gray
Notary Public

My Commission Expires: 11-16-19

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Kathleen O. Handley
Mailing Address 842 Roundhill Road
Pelham, Alabama 35124

Grantee's Name Mr. and Mrs. Lindsay E. Handley
Mailing Address 842 Roundhill Road
Pelham, Alabama 35124

Property Address 3498 Bearden Lane
Helena, Alabama 35080

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ $217,980.00 \times 2/3 = \$145,320.00$
 $28,450.00 \times 2/3 = \$18,967.00$
\$164,287.00



20180621000220710 4/4 \$189.50
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The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6-21-18

Print Robert E. Owens

☐ Unattested Shelby County Judge of Probate
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1