

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
George Stewart Motes and
Lynita Motes
5744 Spring Creek Road
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars (\$424,900.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **CELESTE NUNNALLY and DAVID GRAY, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **GEORGE STEWART MOTES and LYNITA MOTES** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

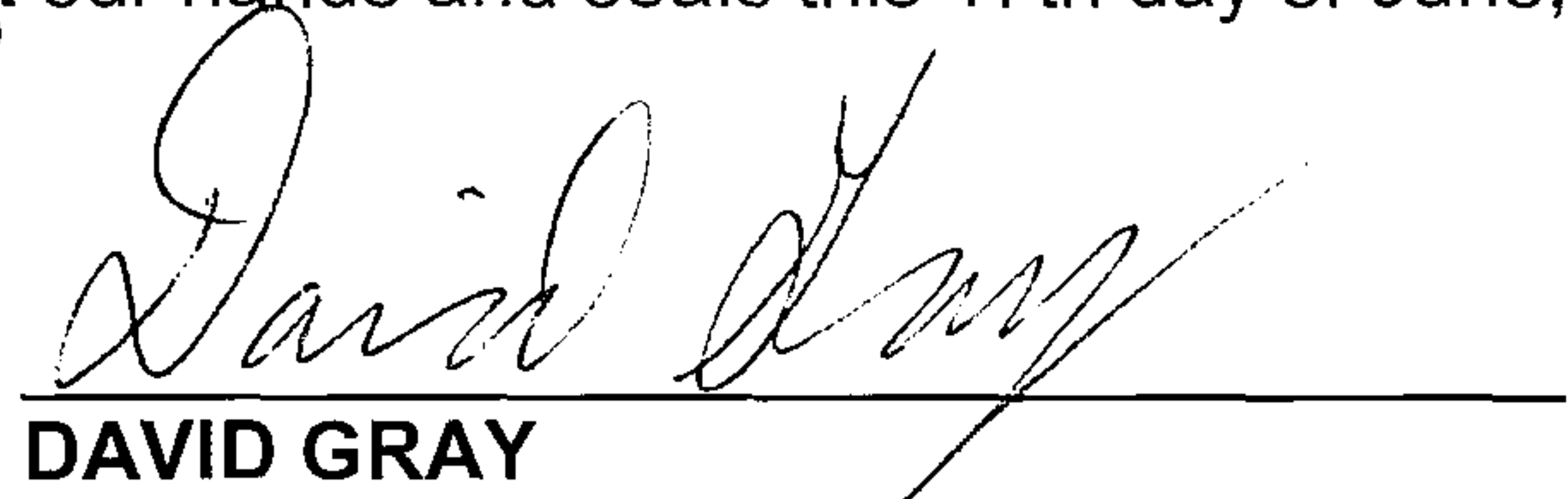
\$318,675.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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 17th day of June, 2019.


CELESTE NUNNALLY


DAVID GRAY

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **CELESTE NUNNALLY and DAVID GRAY**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of June, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021


Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Parcel I

Begin at the Northwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ section located in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, and proceed Eastward along the North boundary of same 351.27 feet to the intersection with the Southeast margin of a paved highway for the point of beginning of said tract; thence continue in the same straight line 500.0 feet; thence at an angle of 122 degrees 48 minutes to the right for a distance of 461.61 feet; thence at an angle of 101 degrees 29 minutes to the right for a distance of 450 feet; thence at an angle of 90 degree 00 minutes to the right for a distance of 103.7 feet to the point of beginning. Said tract situated in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama.

Parcel II

A parcel of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 W, Shelby County, Alabama described as follows:

Beginning at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, and run North $86^{\circ}13'07''$ west along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ section for a distance of 536.41 feet to the Northeast corner of property described in Book 320, Page 527; thence South $36^{\circ}34'53''$ West for 461.61 feet to the southerly corner of property described in said Deed Book; thence North $86^{\circ}47'15''$ East for 808.64 feet to the point of intersection with the East line of said Section 5; thence North $00^{\circ}35'16''$ East and along said East Section line for a distance of 290.00 feet to point of beginning, being situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name CELESTE NUNNALLY
Mailing Address DAVID GRAY
120 Robinson Lane
Thorsby, AL 35171

Grantee's Name GEORGE STEWART MOTES
Mailing Address LYNITA MOTES
5744 Spring Creek Road
Montevallo, AL 35115

Property Address 5744 Spring Creek Road
Montevallo, AL 35115

Date of Sale June 17, 2019
Total Purchase Price \$ 424,900.00
Or
Actual Value \$
Or
Assessor's Market Value \$

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
x Sales Contract
x 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

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/25/2019 03:47:13 PM
\$127.50 CHARITY
20190625000225880

Handwritten signature: Allen S. Bevil