

This instrument was prepared by:

(Name) Joseph E. Walden, Attorney
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:

(Name) John S. Hollis, Jr.
(Address) 561 Camp Branch Rd.
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and 00/100s (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, we,

John S. Hollis, Jr. and wife, Carol Ann Hollis

(herein referred to as grantor) does grant, bargain, sell and convey unto

John S. Hollis, Jr. and wife, Carol Ann Hollis

(herein referred to as **GRANTEES**) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A" for legal description

This Deed is executed for the purpose of creating a joint survivorship deed between John S. Hollis, Jr. and Carol Ann Hollis.

This Deed prepared without benefit of title abstract or examination at grantees and grantors request.

This Deed prepared without benefit of survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

TO HAVE AND TO HOLD, To the said GRANTEE, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEE, his, her or 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 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 27th day of January, 2020.

WITNESS

Carol Ann Hollis (Seal) John S. Hollis Jr. (Seal)

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that John S. Hollis, Jr. and Carol Ann Hollis whose name(s) 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 the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of January, 2020.

My Commission Expires:
July 7, 2021

My Commission Expires:

Laurie A. Walden

Notary Public

Exhibit "A"

Commence at the SW corner of the SW1/4 of the SW1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama, thence run North along the West line of said Section a distance of 320 feet to the point of beginning; thence continue North along said West line 300.0 feet; thence turn 100 degrees 00 min. right and run Southeasterly 200.0 feet; thence turn 94 degrees 26 minutes 09 seconds right and run Southwesterly 296.33 feet; thence turn 85 degrees 33 minutes 51 seconds right and run 125.0 feet to the point of beginning.

EASEMENT DESCRIPTION: Commence at the SW corner of the SW1/4 of the SW1/4 of Section 9, Township 21 South, Range 2 West, Shelby County, Alabama; thence run North along the West line of said Section a distance of 320 feet; thence turn 100 deg. 00 min. right and Southeasterly 125.0 feet; thence turn 85 deg. 33 min. 51 sec. left and run Northeasterly 12.54 feet to the beginning of the centerline of an easement for ingress and egress, said easement being 25.0 feet wide (12.5 feet on both sides of said centerline); thence turn 85 deg. 33 min. 51 sec. right and run Southeasterly 434.0 feet to the centerline of a paved public road and the end of the centerline of said easement.

According to the survey of M.D. Arrington, Reg. No. 10686, dated March 24, 1987.



20200127000035650 2/3 \$96.00
Shelby Cnty Judge of Probate, AL
01/27/2020 02:51:58 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name John S. Hollis, Jr. + Carol
Mailing Address 561 Camp Branch Rd.
Alabaster, AL 35007

Grantee's Name John S. Hollis, Jr.
Mailing Address 561 Camp Branch Rd.
Alabaster, AL 35007

Property Address 561 Camp Branch Rd.
Alabaster, AL 35007

Date of Sale _____
Total Purchase Price \$ _____

Shelby County, AL 01/27/2020
State of Alabama
Deed Tax: \$68.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ 135,940

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 _____

Print John S. Hollis Jr.

Unattested _____

Sign John S. Hollis Jr.

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200127000035650 3/3 \$96.00
Shelby Cnty Judge of Probate, AL
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