

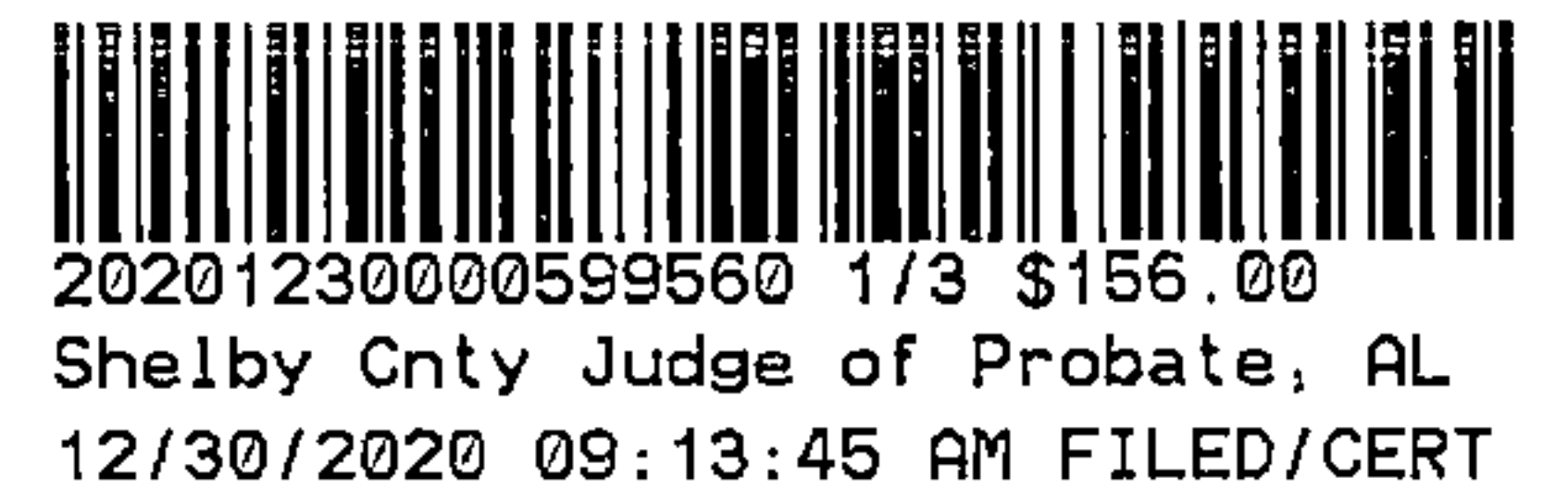
**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.**  
**LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.**

This Instrument was prepared by:  
Mike T. Atchison  
P O Box 822  
Columbiana, AL 35051

Send Tax Notice to:  
Marlin W. Leslie  
2086 Salem Rd  
Montevallo, AL 35115

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA)  
COUNTY OF SHELBY)



KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE HUNDRED TWENTY SEVEN THOUSAND SEVEN HUNDRED FIFTY AND NO/00 DOLLARS (\$127,750.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Marlin W. Leslie, a single man and Linda Reese, a single woman** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Marlin W. Leslie and Linda Reese** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

**SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION**

**SUBJECT TO:**

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

**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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a 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 Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 30<sup>th</sup> day of December, 2020.

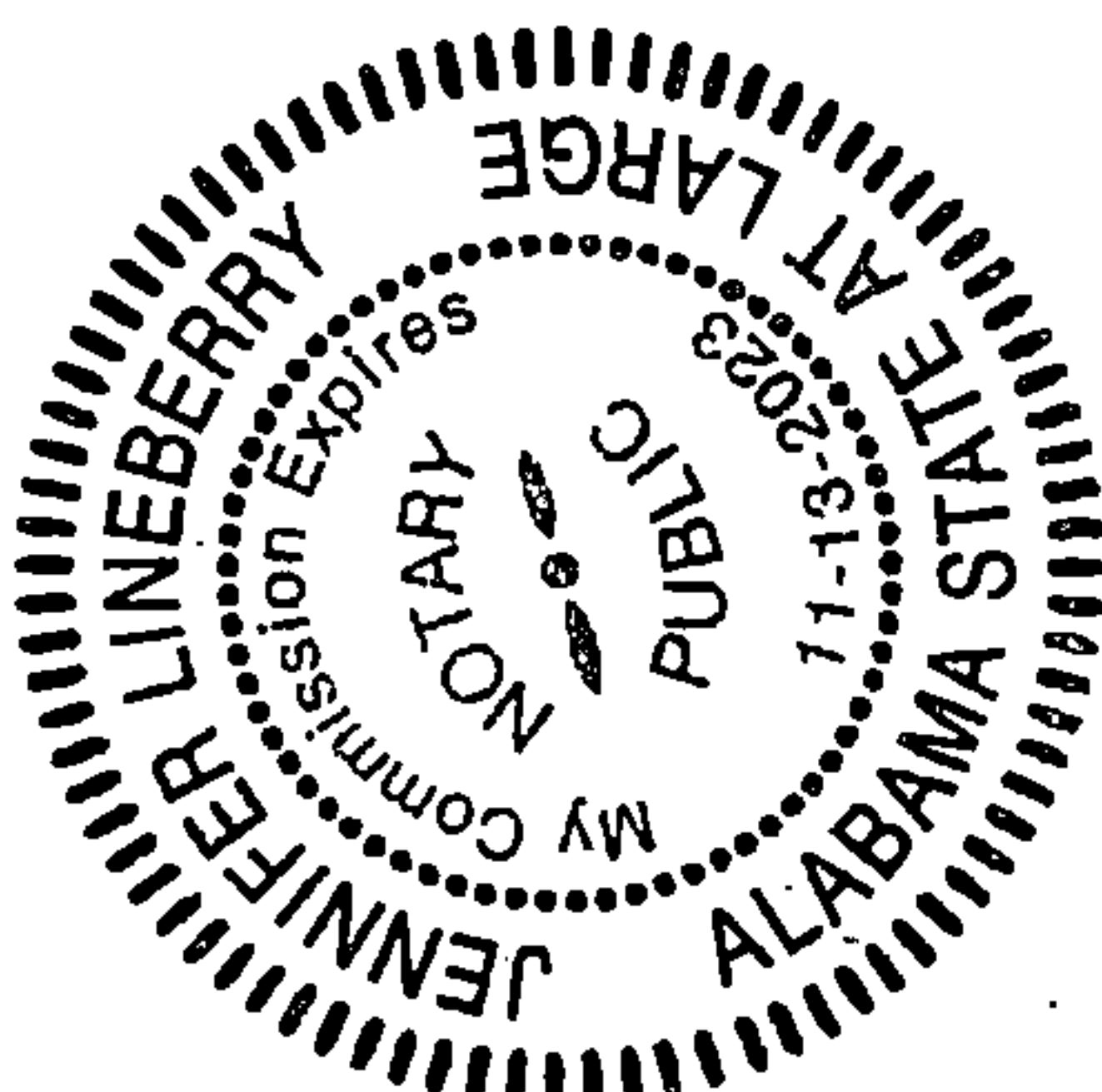
\_\_\_\_\_  
**Marlin W. Leslie**

\_\_\_\_\_  
**Linda Reese**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Marlin W. Leslie and Linda Reese**, 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 30<sup>th</sup> day of December, 2020.



\_\_\_\_\_  
Notary Public  
My Commission Expires: 11-13-2023

Shelby County, AL 12/30/2020  
State of Alabama  
Deed Tax: \$128.00

**EXHIBIT A – LEAGAL DESCRIPTION**



20201230000599560 2/3 \$156.00  
Shelby Cnty Judge of Probate, AL  
12/30/2020 09:13:45 AM FILED/CERT

A parcel of land known as Lot 1 of Salem Minor Subdivision, and situated in Section 9, Township 22 South, Range 3 West, City of Montevallo, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW corner of the SW1/4 of the NE 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama; thence N02°11'03"W, a distance of 221.23'; thence N60°41'09"W, a distance of 81.61' to the Easterly right-of-way of Salem Road; thence N04°58'30"E along said right-of-way, a distance of 241.22' to the POINT OF BEGINNING; thence N05°32'23"E along said right-of-way, a distance of 321.12'; thence S71°00'37"E and leaving said right-of-way, a distance of 95.85'; thence S64°12'10"E, a distance of 347.37'; thence S24°57'05"W, a distance of 368.17'; thence N54°50'33"W, a distance of 341.34' to the POINT OF BEGINNING.

This description is based on a survey by R.C. Farmer dated 2-13-07.

SITUATED IN SHELBY COUNTY, ALABAMA.



Real Estate Sales Validation Form



20201230000599560 3/3 \$156.00  
Shelby Cnty Judge of Probate, AL  
12/30/2020 09:13:45 AM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975,

Grantor's Name Marlin W. Leslie  
Mailing Address 2086 Salem Rd  
Montevallo, AL 35115

Grantee's Name Marlin W. Leslie  
Mailing Address 2086 Salem Rd  
Montevallo, AL 35115

Property Address 2086 Salem Rd  
Montevallo, AL 35115

Date of Sale December 30, 2020  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 127,750.00

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 1/2 tax value  
 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 Marlin W. Leslie

Unattested  
\_\_\_\_\_  
(verified by)

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