

20151106000387230
11/06/2015 11:32:21 AM
DEEDS 1/4

This instrument was prepared by:
Justin Smitherman, Esq.
4685 Highway 17 Suite D
Helena, AL 35080

Send Tax Notice to:
Ida Mae Tucker
101 Plateau Road
Montevallo, AL 35115

STATE OF ALABAMA
SHELBY COUNTY

}

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, Ida Mae Tucker, an unmarried woman (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, it is the intention of the GRANTOR to reserve to herself during the full term of her natural life the right of possession and occupancy in and to the real estate and the rents and profits arising from it, and to convey unto the GRANTEES, Jamie Fisk, married woman, Mitchell Wade Tucker, unmarried man, and Jeanne Tucker, unmarried woman (hereinafter referred to as GRANTEES) the full fee simple title and the real estate subject only to a life estate reserved here by GRANTOR, the real estate described on Exhibit A attached hereto subject to easements, restrictions and reservations of record, if any and subject to ad valorem taxes due, if any, and for subsequent years not yet due and payable.

THIS DEED WAS PREPARED FROM DATA FURNISHED BY THE GRANTOR, NO TITLE EXAMINATION WAS REQUESTED OR UNDERTAKEN, THE PREPARER OF THIS INSTRUMENT HAS NOT REVIEWED THE STATUS OF TITLE ON THIS PROPERTY, HAS NOT BEEN EMPLOYED TO DO SO, AND ACTS ONLY AS THE DRAFTER OF THIS INSTRUMENT.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, their heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs,

executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 5th day of November, 2015.

Ida Mae Tucker
Ida Mae Tucker

STATE OF ALABAMA
SHELBY COUNTY

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ss:

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that **Ida Mae Tucker**, 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 Instrument, she signed her name voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 5th day of November, 2015.

Doris M. Robertson-Martin
Notary Public

My Commission Expires: 10-14-19



EXHIBIT "A"

Part of the SW 1/4 of the NW 1/4 and the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West, being more particularly described as follows:

Parcel 1

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West and run North 81 deg. 25 min. West along the North boundary of said 1/4 1/4 Section 298.87 feet; thence North 24 deg. 56 min. West a distance of 59.00 feet to the point of a curve on the West boundary of a County Road, this being the point of beginning; thence North 16 deg. 16 min. West along this West boundary 335.75 feet to the point of intersection of this West boundary with the South boundary of Shelby County No. 12; thence South 74 deg. 51 min. West along this South boundary 376.00 feet to a right of way marker; thence South 21 deg. 20 min. East for 411.89 feet; thence South 86 deg. 04 min. 55 sec. East for a distance of 145.73 feet; thence North 77 deg. 01 min. 41 sec. East for 223.95 feet to the P.C. of a curve concave NE, having a central angle of 17 deg. 22 min., a radius of 440.27 feet; thence in a Northwesterly direction 133.25 feet along the arc of said curve to the point of beginning.

Parcel 2

Commence at the NE corner of the NW 1/4 of the SW 1/4 of Section 7, Township 22 South, Range 2 West; thence North 81 deg. 25 min. West along the North boundary of said 1/4 1/4 Section 298.87 feet; thence South 24 deg. 56 min. East a distance of 74.00 feet to the point of beginning; thence South 77 deg. 01 min. 41 sec. West for 223.95 feet; thence North 86 deg. 04 min. 55 sec. West for 145.73 feet; thence South 21 deg. 20 min. East for 485.57 feet to the P.C. of a curve on the North boundary of a County Road; thence North 63 deg. 52 min. East along this North boundary 158.34 feet to the P.T. of a curve to the left having a central angle of 17 deg. 51 min., a radius of 543.70 feet and a tangent distance of 85.38 feet; thence in a Northeasterly direction along an arc 170.00 feet to the P.T. of said curve; thence North 46 deg. 01 min. East a distance of 114.79 feet to the point of intersection with the West boundary of County Road; thence Northwesterly 101.92 feet along an arc of a curve having a central angle of 27 deg. 19 min. and a radius of 509.82 feet to the P.T. of said curve; thence North 33 deg. 38 min. West along this West boundary 200.94 feet to the point of beginning.

All 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 Ida Mae Tucker
 Mailing Address 101 Plateau Road
Montevallo, AL 35115

Grantee's Name Jamie Fisk, Mitchell Wade Tucker, Jeanne Tucker
 Mailing Address 101 Plateau Road
Montevallo, AL 35115

Property Address 101 Plateau Road
Montevallo, AL 35115

Date of Sale 11/05/2015
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 220,250.00



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 11/06/2015 11:32:21 AM
 \$243.50 CHERRY
 20151106000387230

Justin Smitherman

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 Tax Assessor's Value

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 11/06/2015

Print Justin Smitherman

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1