

Shelby County, AL 11/07/2016
State of Alabama
Deed Tax: \$180.00

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Hugh Thomas Tully & Mary Kay Tully
1201 15th St
Pleasant Grove AL 35127

**GENERAL WARRANTY DEED
With Right of Survivorship**



20161107000410980 1/3 \$201.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:31:57 PM FILED/CERT

STATE OF ALABAMA }

COUNTY OF SHELBY & BIBB }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **One Hundred Eighty Thousand Dollars and NO/100 (\$180,000.00)** to the undersigned grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, **Brent Merritt and Melissa Merritt, husband and wife**, (herein referred to as **Grantors**), grant, sell, bargain and convey unto, **Hugh Thomas Tully and Mary Kay Tully** (herein referred to as **Grantee** whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY & BIBB** County, Alabama to wit:

Lot 10-3, according to the Survey of Resubdivision of Lot 10, Whispering Pines Farms, as recorded in Map Book 32, Page 28, in the Probate Office of Shelby County, Alabama. And also Easement for Access and Utilities as shown on document recorded 10-21-2004 and recorded in Instrument No. 20041021000582900 further described as follows:

**A 20 foot easement for ingress/egress and utilities running 10 feet each side and parallel to the following described centerline:
Commence at the SE Corner of lot 10-9B as shown in Map Book 42, Page 28; thence N 78 degrees 45 minutes 47 seconds East, a distance of 10.00 feet to the Point of Beginning of said Centerline; thence North 10 degrees 37 minutes 23 seconds West, a distance of 623.36 feet; thence North 04 degrees 52 minutes 45 seconds West, a distance of 513.01 feet to a point, said point being the beginning of a curve to the left, having a radius of 70.00 feet, a central angle of 87 degrees 52 minutes 11 seconds, and subtended by a chord which bears North 48 degrees 36 minutes 42 seconds West, and a chord distance of 97.14 feet; thence along the arc of said curve, a distance of 107.35 feet; thence South 88 degrees 03 minutes 58 seconds West, a distance of 308.98 feet to the POINT OF THE ENDING OF SAID CENTERLINE.**

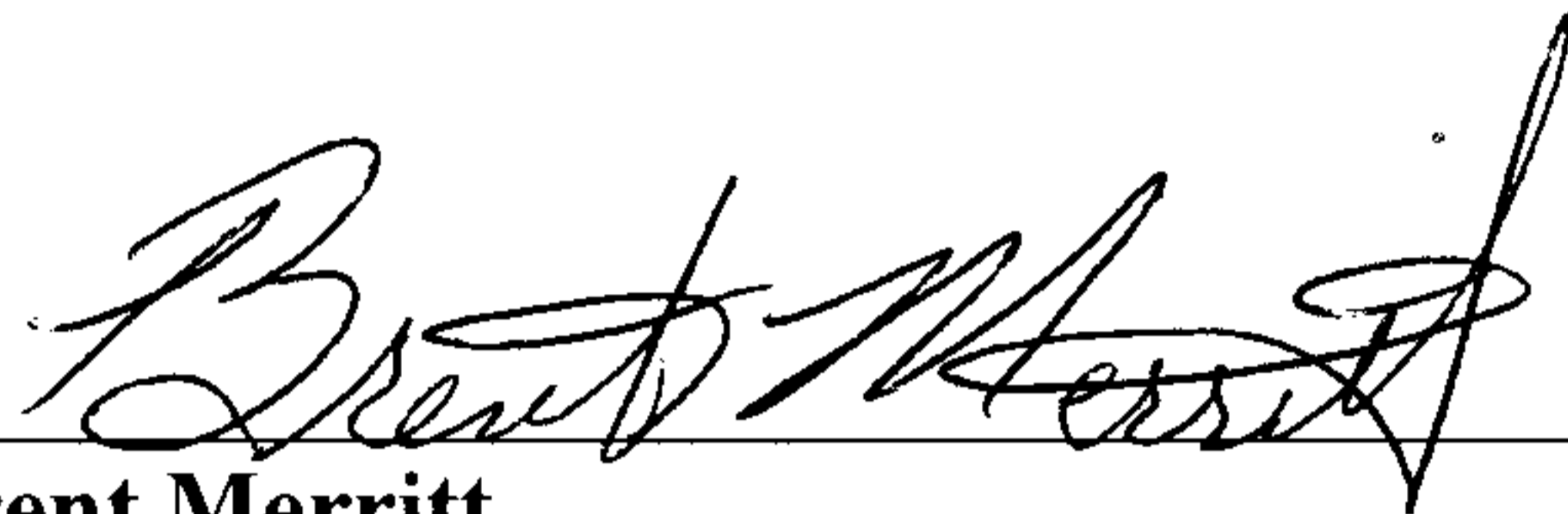
Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$ 153,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.


TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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, together with every contingent remainder and right of reversion.

And we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), 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 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, the undersigned GRANTORS have hereunto set their hands and seals, this 5th day of October, 2016.



Brent Merritt



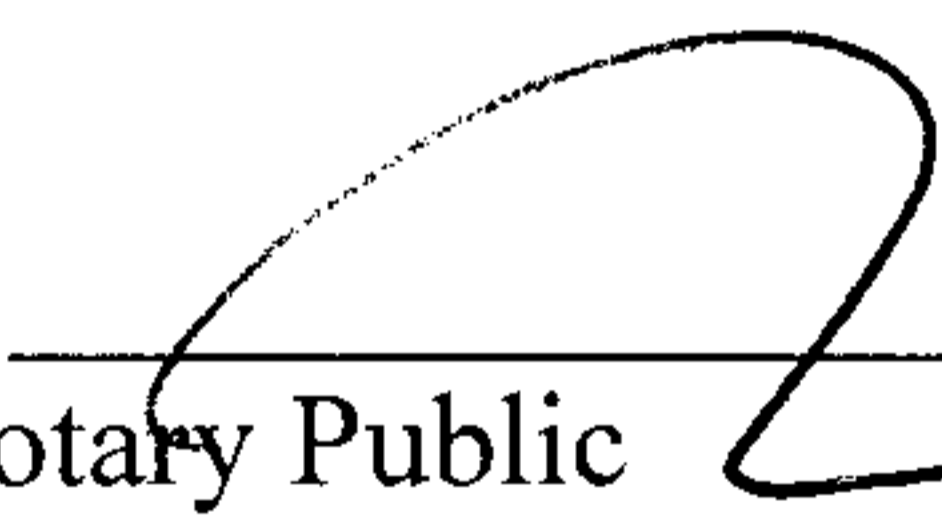
Melissa Merritt

STATE OF AL
COUNTY OF Jefferson

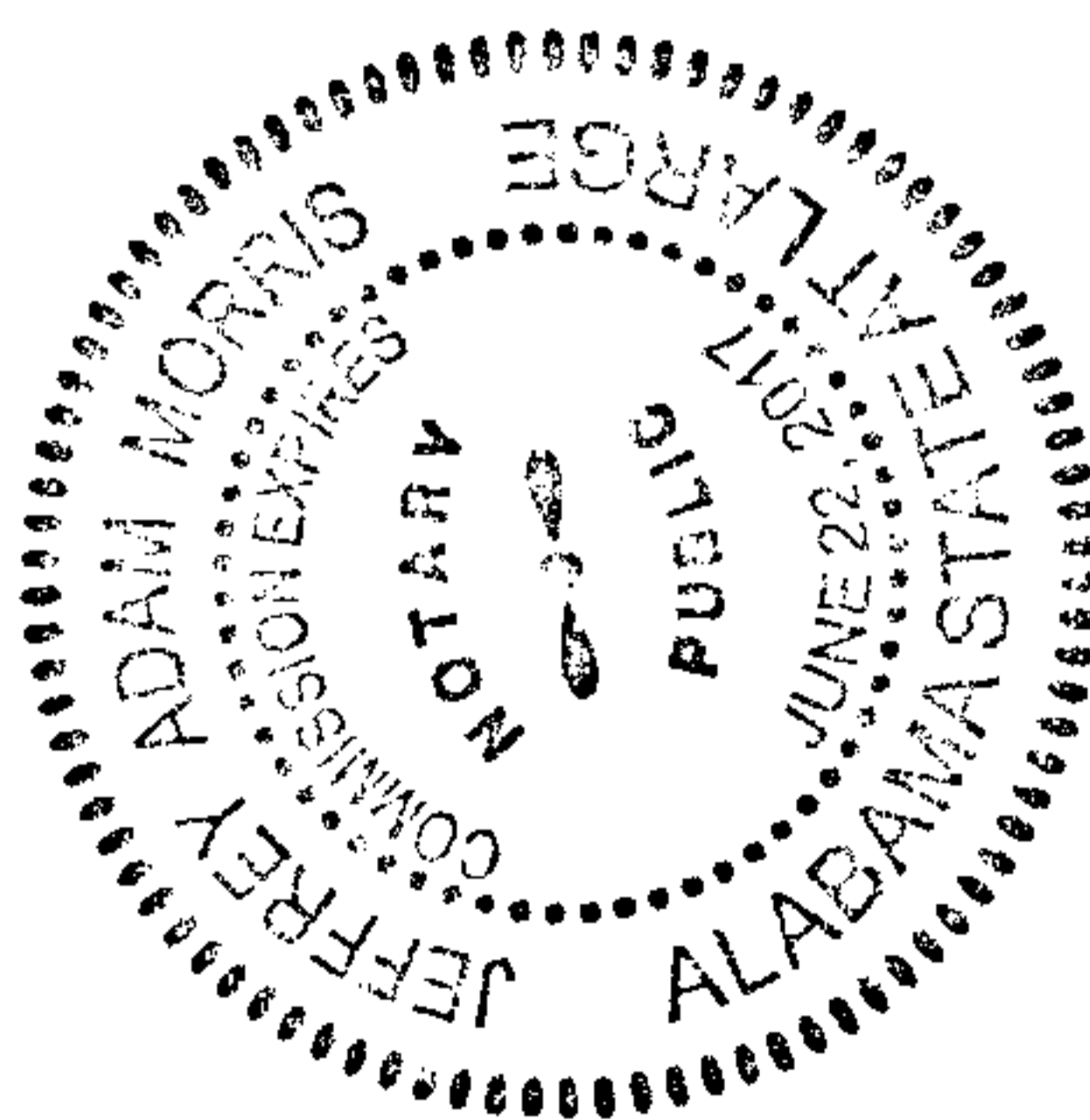
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Brent Merritt and Melissa Merritt**, whose names are signed to the foregoing deed and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this the 5th day of October, 2016.

Notary Seal



Notary Public
My commission expires: 6/22/17




20161107000410980 2/3 \$201.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:31:57 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 Brent + Melissa Morrill
Mailing Address 1201 154 St Pleasant Grove AL 35127

Grantee's Name Hugh Thomas Tully
Mailing Address Mary Kay Tully 7832 Greentree Tr McCalla, AL 35111

Property Address Lot 10-3 Whispering Pines Rd Helena, AL

Date of Sale 10/5/16
Total Purchase Price \$ 180,000.00



20161107000410980 3/3 \$201.00
Shelby Cnty Judge of Probate, AL
11/07/2016 03:31:57 PM FILED/CERT

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
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 10/5/16

Print Jeff Morrill

Unattested (verified by)

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

Print Form