


This instrument was prepared by:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051


20170406000117040 1/3 \$73.00
Shelby Cnty Judge of Probate: AL
04/06/2017 12:48:22 PM FILED/CERT

Send Tax Notice to:
Daryl H. Ray
125 Star View Circle
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the division of property under the Estates of Isaac Elmer Bird and Ruby Inez Bird, and any 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, **Sallie B. Ray, a married woman and Phagin N. Bird, a married man, (herein referred to as grantor)** grant, bargain, sell and convey unto **Daryl H. Ray and Heather E.H. Ray, (herein referred to as grantees)**, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH IS INCORPORATED HEREIN BY REFERENCE.

Sallie B. Ray and Phagin N. Bird constitute all of the heirs at law and next of kin of Isaac Elmer Bird, who died on or about the 31st day of July, 2008; and of Ruby Inez Bird, who died on or about the 1st day of January, 2017.

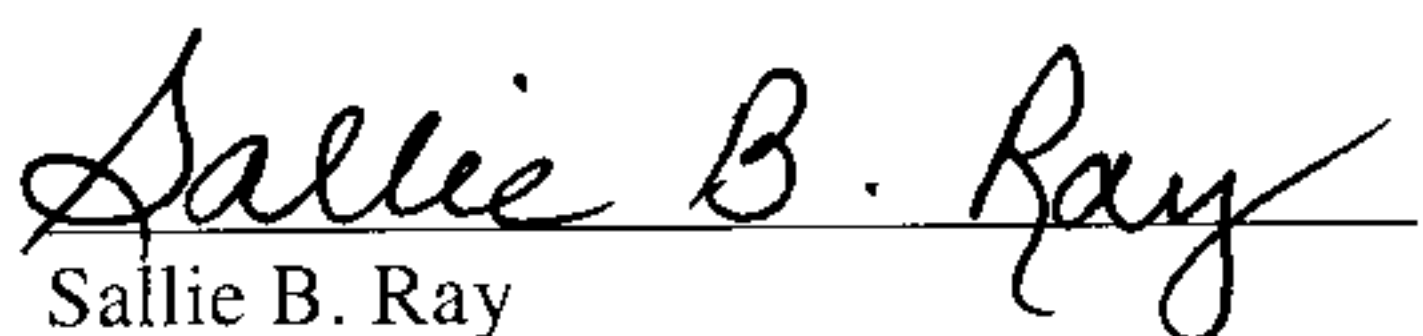
Subject to taxes for 2017 and subsequent years, easements, restrictions, rights of way, and permits of record.


THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OF OR HIS/HER SPOUSE.

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 6th day of April, 2017.


Sallie B. Ray


Phagin N. Bird

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify Sallie B. Ray and Phagin N. Bird, whose name(s) is/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 6th day of April, 2017.


Notary Public

My commission expires: 10/20/2020

Shelby County, AL 04/06/2017
State of Alabama
Deed Tax: \$52.00

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

Commence at a 4" X 6" rock being the Southeast corner of the Southeast One-Fourth of the Northwest One-Fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama; thence proceed North 00 degrees 15 minutes 25 seconds East along the East boundary of said Quarter-Quarter Section for a distance of 629.00 feet (set $\frac{1}{2}$ inch rebar) to the point of beginning; from this beginning point proceed North 89 degrees 34 minutes 52 seconds West for a distance of 420.0 feet (set $\frac{1}{2}$ inch rebar); thence proceed South 00 degrees 15 minutes 25 seconds West for a distance of 394.69 feet (set $\frac{1}{2}$ inch rebar) to a point on the Northerly boundary of Bird Street; thence proceed South 88 degrees 49 minutes 07 seconds West along the Northerly boundary of said street for a distance of 53.08 feet; thence proceed North 89 degrees 28 minutes 11 seconds West along the Northerly boundary of said street for a distance of 297.57 feet; thence proceed North 88 degrees 27 minutes 00 seconds West along the Northerly boundary of said street for a distance of 462.25 feet (set $\frac{1}{2}$ inch rebar) to its point of intersection with the Easterly right of way of Shelby County Highway 62 (Gallups Crossroad); thence proceed North 00 degrees 06 minutes 37 seconds West along the Easterly right of way of said Gallups Crossroad for a distance of 171.50 feet (set $\frac{1}{2}$ inch rebar); thence proceed North 89 degrees 53 minutes 23 seconds East for a distance of 25.0 feet (set $\frac{1}{2}$ inch rebar); thence proceed North 00 degrees 06 minutes 37 seconds West for a distance of 25.0 feet (set $\frac{1}{2}$ inch rebar); thence proceed South 89 degrees 53 minutes 23 seconds West for a distance of 25.0 feet (set $\frac{1}{2}$ inch rebar) to a point on the Easterly right of way of said road; thence proceed North 00 degrees 06 minutes 37 seconds along the Easterly right of way of said road for a distance of 410.27 feet (set $\frac{1}{2}$ inch rebar); thence proceed North 89 degrees 53 minutes 23 seconds East for a distance of 1236.68 feet (set $\frac{1}{2}$ inch rebar) to a point on the East boundary of said Southeast One-Fourth of the Northwest One-Fourth; thence proceed South 00 degrees 15 minutes 25 seconds West along the East boundary of said Quarter-Quarter Section for a distance of 231.70 feet to the point of beginning.

The above described is located in the Southeast One-Fourth of the Northwest One-Fourth of Section 29, Township 19 South, Range 2 East, Shelby County, Alabama.

According to survey of Christopher M. Ray, PLS 26017, dated March 2, 2017.



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Real Estate Sales Validation Form

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

Grantor's Name Sallie B Ray and
Mailing Address Phagin N Bird

Grantee's Name Daryl H. Ray
Mailing Address and Heather EH Ray
15141 Hwy 61
Wilsonville, AL 35186

Property Address 11503 Gallups Crossroads
Harpersville AL
35758

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 51,580.00



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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 Shelby County Property Tax
Total Market Value 50%

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

property was divided

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 4/6/17

Print Mike J. Atchison

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one