

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Sherrita Drake, unmarried, and Betty Underwood, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Terrell Underwood and Betty Underwood (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

All of the land in tax parcel id # 21-6-23-4-001-006.00, including the following two parcels:


Parcel 1

Commence at the SW corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West; thence run East along the South line of said quarter-quarter section a distance of 453.60 feet; thence turn an angle of 73 deg. 07 min. to the left and run a distance of 708.68 feet; thence turn an angle of 55 deg. 10 min. to the left and run a distance of 165.21 feet to the point of beginning; thence turn an angle of 27 deg. 14 min. to the right and run a distance of 233.18 feet; thence turn an angle of 99 deg. 25 min. to the right and run a distance of 345.31 feet; thence turn an angle of 83 deg. 16 min. to the right and run a distance of 190.89 feet; thence turn an angle of 89 deg. 43 min. to the right and run a distance of 331.98 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 23, Township 21 South, Range 1 West, Shelby County, Alabama, and containing 1.65 acres, according to survey of Frank W. Wheeler, dated April 9, 1964.

Parcel 2

Commencing at the Northwest corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 23, Township 21 South, Range 1 West, run thence East along the North boundary line of said quarter-quarter section 351.0 feet to the point of beginning of the lot herein described and conveyed; thence continue running East along the said North boundary line a distance of 279.5 feet; thence turn an angle to the right of 89 deg. 20 min. and run a

Shelby County, AL 08/29/2017
State of Alabama
Deed Tax: \$61.50


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distance of 139.0 feet to the North side of the road; thence turn an angle to the right of 64 deg. 00 min. and run along the North side of said road a distance of 231.0 feet; thence turn an angle to the right of 100 deg. 15 min. and run a distance of 258.5 feet to the point of beginning. Situated in Shelby County, Alabama. Being the same property described in Deed Book 218, Page 106, in Probate Office of Shelby County, Alabama.

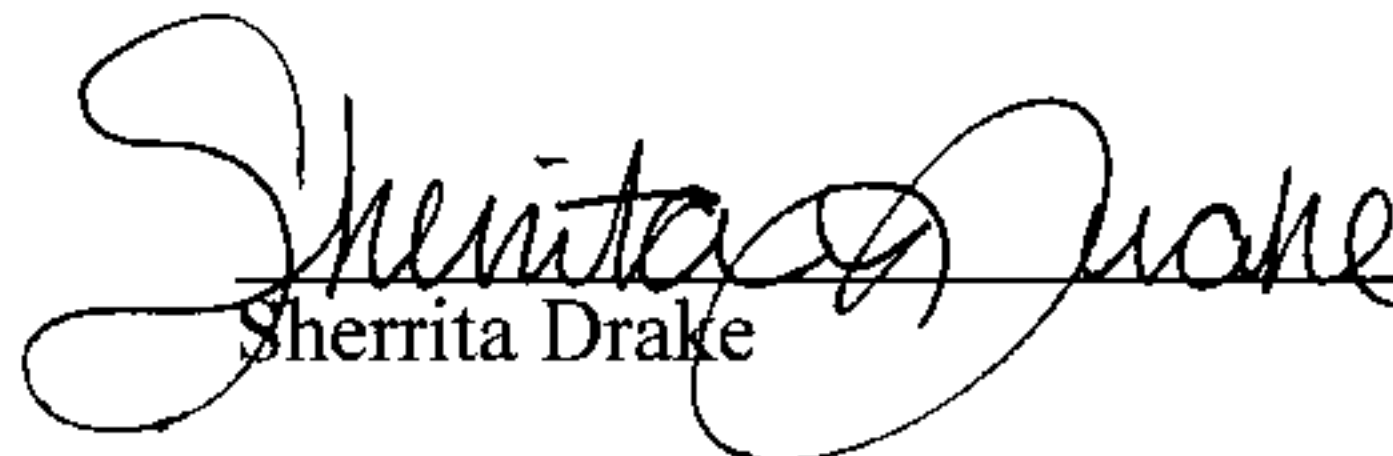
GRANTOR Betty Underwood and Annie J. Drake were the only children and only heirs at law of John Reed aka John C. Reed, who died intestate on March 9, 2016. John Reed aka John C. Reed was the surviving grantee named in deeds recorded in Deed Book 247, page 77, and Real Book 154, page 599, in the Probate Office of Shelby County, Alabama, the other grantee, Helen Reed aka Helen Virginia Reed having died on September 14, 2001. Annie J. Drake died intestate on February 17, 2017, and GRANTOR Sherrita Drake is her only child and sole heir at law.


The above described property does not constitute any part of the homestead of GRANTOR Betty Underwood or her spouse.


TO HAVE AND TO HOLD to the said GRANTEES 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, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 10th day of March, 2017.


Sherrita Drake


Betty Underwood

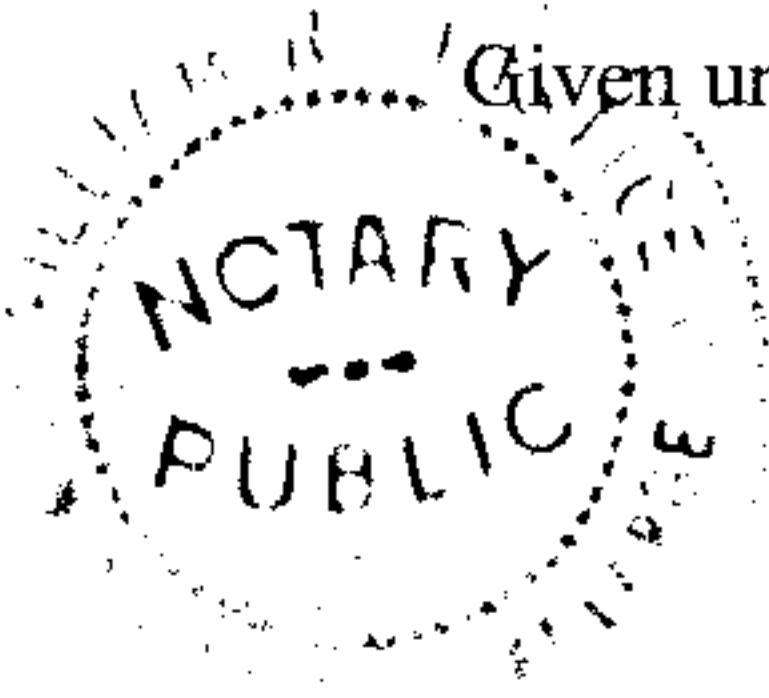

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STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherrita Drake, 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 10th day of March, 2017.



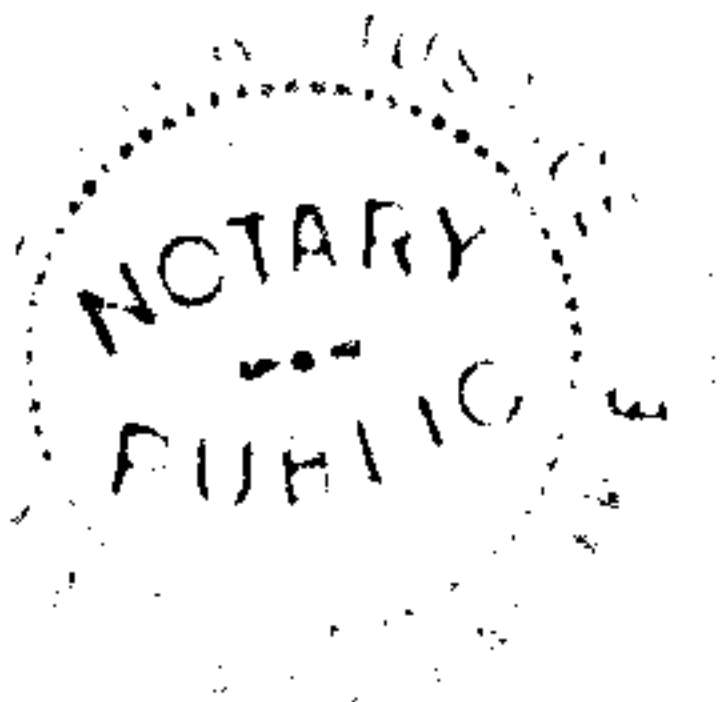
Melvin R. Jester
Notary Public

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Betty Underwood, 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 10th day of March, 2017.



Melvin R. Jester
Notary Public

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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 Sherrita Drake
Mailing Address 430 1st St, Columbiana, AL 35051
Betty Underwood
104 Wood Ln, Columbiana, AL 35051

Grantee's Name Terrell Underwood
Mailing Address Betty Underwood
104 Wood Ln, Columbiana, AL 35051

Property Address Reed Drive
Columbiana, AL

Date of Sale 3-10-17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 61,500.00



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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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ Closing Statement

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 3-10-17

Print Betty B. Underwood

☒ Unattested Karen Molsen Sign Betty B. Underwood
(verified by) (Grantor/Grantee/Owner/Agent) circle one