

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-17-24332

Send Tax Notice To: Shawn W. Martin
Amy G. Martin
393 Primrose Lane
Harpersville, AL 35078

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Fifty Thousand Dollars and No Cents (\$250,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **William H. Garrett and Lynda S. Garrett**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Shawn W. Martin and Amy G. Martin** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2018 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$145,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 9th day of January, 2018.


William H. Garrett



Lynda S. Garrett

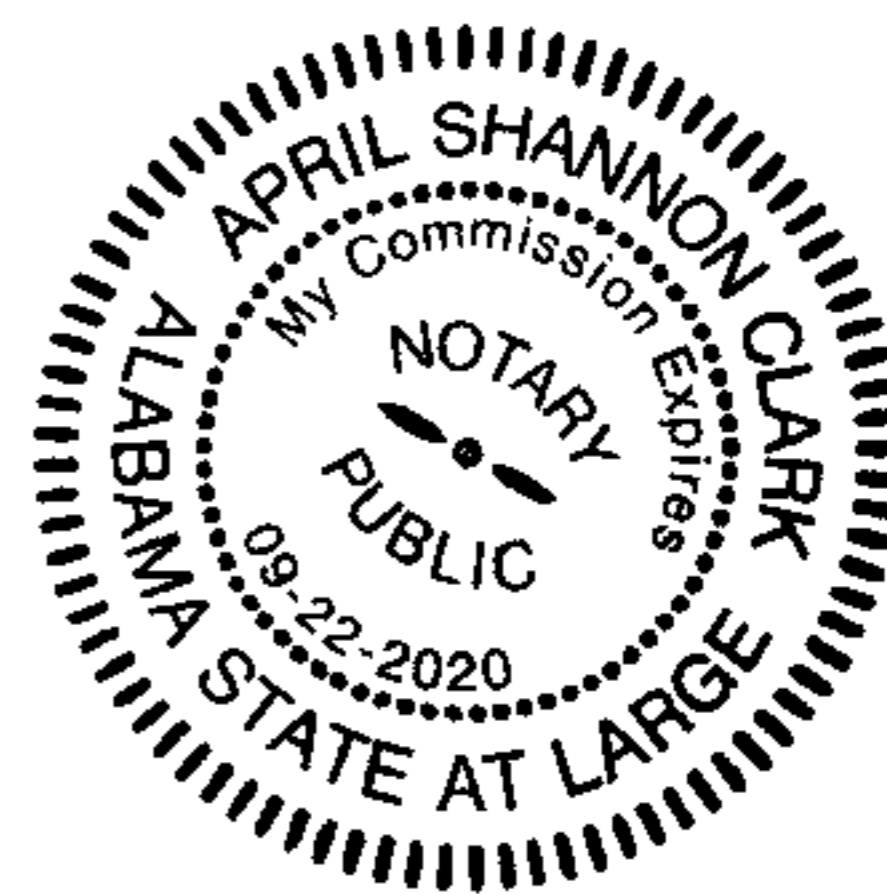
State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that William H. Garrett and Lynda S. Garrett, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of January, 2018.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 22, 2020



Shelby County, AL 01/11/2018
State of Alabama
Deed Tax: \$105.00



20180111000012940 1/3 \$126.00
Shelby Cnty Judge of Probate, AL
01/11/2018 03:16:54 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of Section 32, Township 19 South, Range 2 East, run West along the North boundary of said Section 32 for a distance of 1696.2 feet; thence turn an angle of 92 degrees 11 minutes 34 seconds to the left and run a distance of 763.5 feet to the point of beginning; thence continue along last said course a distance of 208.71 feet; thence turn 82 degrees 33 minutes 48 seconds to the right and run a distance of 313.06 feet; thence turn an angle of 97 degrees 26 minutes 12 seconds to the right and run a distance of 208.71 feet; thence turn an angle of 82 degrees 33 minutes 48 seconds to the right and run a distance of 313.06 feet to the point of beginning.

Also, an easement for a thirty-foot roadway to the above described property, fifteen feet either side of a centerline described as: Commence at the NE corner of Section 32, Township 19 South, Range 2 East; thence run West along North line of said Section 32 a distance of 399.50 feet to the point of beginning; thence turn an angle of 103 degrees 29 minutes 30 seconds to the left and run a distance of 234.31 feet to the P.C. of a right of way curve; thence run along said right of way curve (whose Delta angle is 51 degrees 49 minutes 55 seconds to the right, radius is 102.89 feet, tangent is 50.00 feet, length of arc is 93.08 feet) to the point of tangent; thence run along said tangent a distance of 234.36 feet to the P.C. of a right of way curve; thence run along said right of way curve (whose Delta angle is 39 degrees 34 minutes 30 seconds to the right, radius is 138.97 feet, tangent is 50.00 feet, length of arc is 96.00 feet) to the point of tangent; thence run along said tangent a distance of 413.51 feet; thence turn an angle of 2 degrees 46 minutes 20 seconds to the right and run a distance of 760.22 feet to the point of ending. Situated in the N 1/2 of the NE 1/4 of Section 32, Township 19 South, Range 2 East, Huntsville Meridian.

ALSO, Commence at the NE corner of Section 32, Township 19 South, Range 2 East; thence run West along the North line of said Section 32 a distance of 399.50 feet to the point of beginning; thence turn an angle of 83 degrees 25 minutes 50 seconds to the right and run a distance of 97.30 feet to the centerline of Shelby County Highway No. 434, and the point of ending. Situated in the SE 1/4 of the SE 1/4, Section 29, Township 19 South, Range 2 East, Huntsville Meridian, Shelby County, Alabama.

24-MONTH CHAIN OF TITLE: Real Book 105, Page 818, being a corrective warranty deed to William H. Garrett and Lynda S. Garrett, dated December 16, 1986.



20180111000012940 2/3 \$126.00
Shelby Cnty Judge of Probate, AL
01/11/2018 03:16:54 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	William H. Garrett Lynda S. Garrett	Grantee's Name	Shawn W. Martin Amy G. Martin
Mailing Address	<u>1300 Farmingdale Rd</u> <u>Harpersville AL 35078</u>	Mailing Address	<u>393 Primrose Lane</u> <u>Harpersville, AL 35078</u>
Property Address	<u>393 Primrose Lane</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>January 09, 2018</u>
		Total Purchase Price	<u>\$250,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>XX</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 of 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 January 08, 2018

Unattested

(verified by)

Print William H. Garrett

Sign William H. Garrett

(Grantor/Grantee/Owner/Agent) circle one

20180111000012940 3/3 \$126.00
Shelby Cnty Judge of Probate, AL
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Form RT-1