

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-17-24331

Send Tax Notice To: William Harold Garrett  
Lynda Sue Garrett  
1300 Farmingdale Rd.  
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 **One Hundred Seventy Thousand Dollars and No Cents (\$170,000.00)**, 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, **Shawn Martin and Amanda Martin, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Harold Garrett and Lynda Sue Garrett**, (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

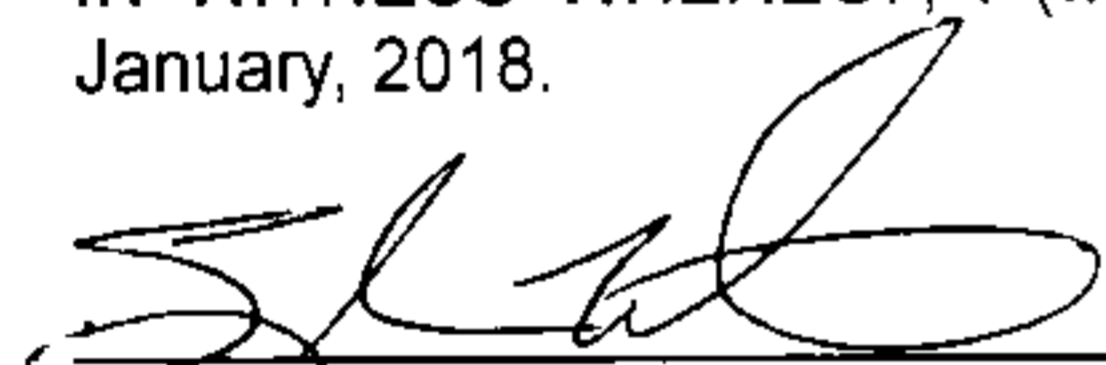
**Property may be subject to all 2018 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$93,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

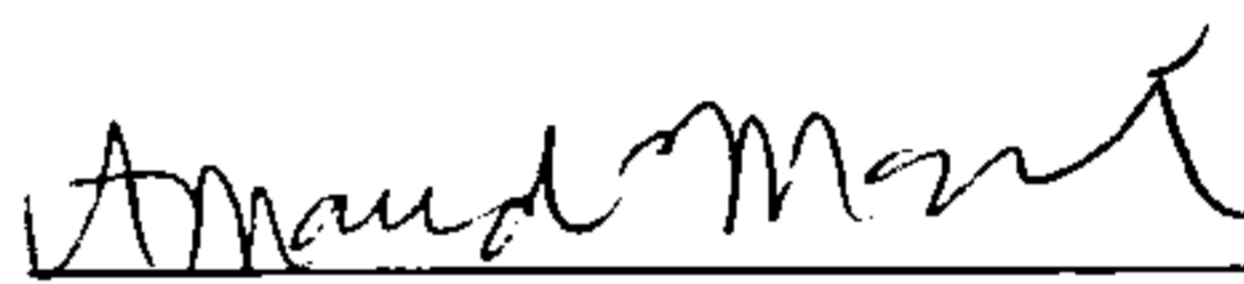
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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.



Shawn Martin



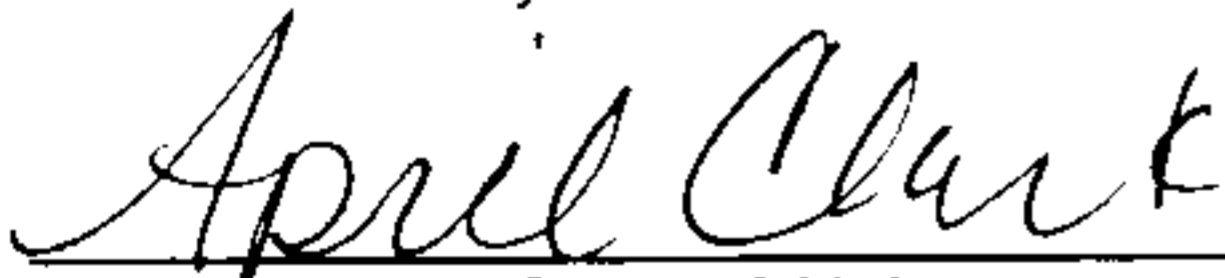
Amanda Martin

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Shawn Martin and Amanda Martin, 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.

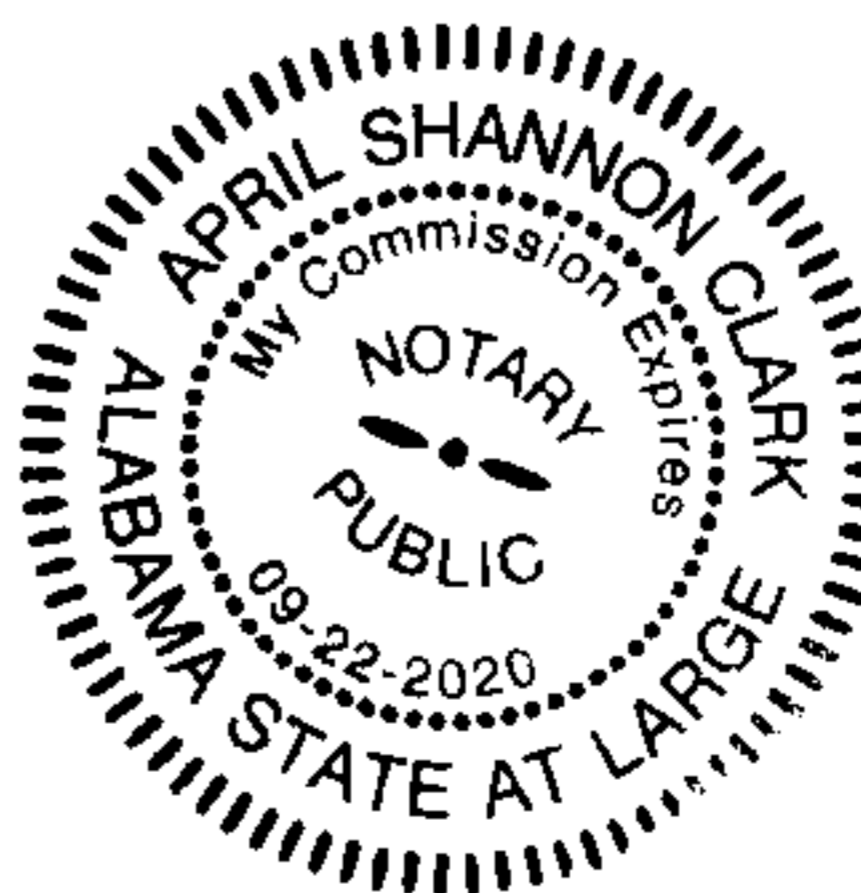
Given under my hand and official seal this the 9th day of January, 2018.



Notary Public, State of Alabama

April Clark

My Commission Expires: September 22, 2020




20180111000012990 1/3 \$98.00  
Shelby Cnty Judge of Probate: AL  
01/11/2018 03:16:59 PM FILED/CERT

Shelby County, AL 01/11/2018  
State of Alabama  
Deed Tax: \$77.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the Southwest corner of the NW 1/4 of the NE 1/4 of Section 32, Township 19 South, Range 2 East; thence run East along the South boundary line of said quarter-quarter section for a distance of 9.85 feet to the point of beginning; thence continue along last said course for a distance of 309.47 feet; thence turn an angle of 92 degrees 49 minutes 15 seconds to the left and run a distance of 458.56 feet; thence turn an angle of 97 degrees 26 minutes 04 seconds to the left and run a distance of 295.02 feet to the East right of way line of Shelby County Road 444; thence turn an angle of 80 degrees 59 minutes 46 seconds to the left and run along said road right of way line for 239.79 feet; thence turn an angle of 01 degree 53 minutes 05 seconds to the right and run along said road right of way line for 165.76 feet to the point of beginning.

24-month chain of title: Instrument #20040514000255150, being a Warranty Deed, Joint Tenants with Right of Survivorship, from Wright Homes, Inc., to Shawn Martin and Amanda Martin

  
20180111000012990 2/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/11/2018 03:16:59 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	Shawn Martin Amanda Martin	Grantee's Name	William Harold Garrett Lynda Sue Garrett
Mailing Address	<u>393 Primkose Ln</u> <u>Harpersville AL 35078</u>	Mailing Address	<u>1300 Farmingdale Rd.</u> <u>Harpersville, AL 35078</u>
Property Address	<u>1300 Farmingdale Rd.</u> <u>Harpersville, AL 35078</u>	Date of Sale	<u>January 09, 2018</u>
		Total Purchase Price	<u>\$170,000.00</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

Print Shawn Martin

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20180111000012990 3/3 \$98.00  
Shelby Cnty Judge of Probate, AL  
01/11/2018 03:16:59 PM FILED/CERT

Form RT-1