

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Hayes Kearbey
8221 Old Hwy 280
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THIRTY EIGHT THOUSAND EIGHT HUNDRED AND NO/00 DOLLARS (\$38,800.00)**, and 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, **Garrett O. Kearbey and wife, Marjorie J. Kearbey** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Hayes Kearbey and Brooke Kearbey** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

BEGIN at the SW Corner of the NE 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, said point being the **POINT OF BEGINNING**; thence N90°00'00"E, a distance of 130.25'; thence S01°08'15"W, a distance of 378.50'; thence N90°00'00"W, a distance of 460.15'; thence N01°08'15"E, a distance of 378.50'; thence N90°00'00"E, a distance of 329.90' to the **POINT OF BEGINNING**.

* Legal Description continued on page 2*

SUBJECT TO: See Attached Exhibit for Revised Legal Description

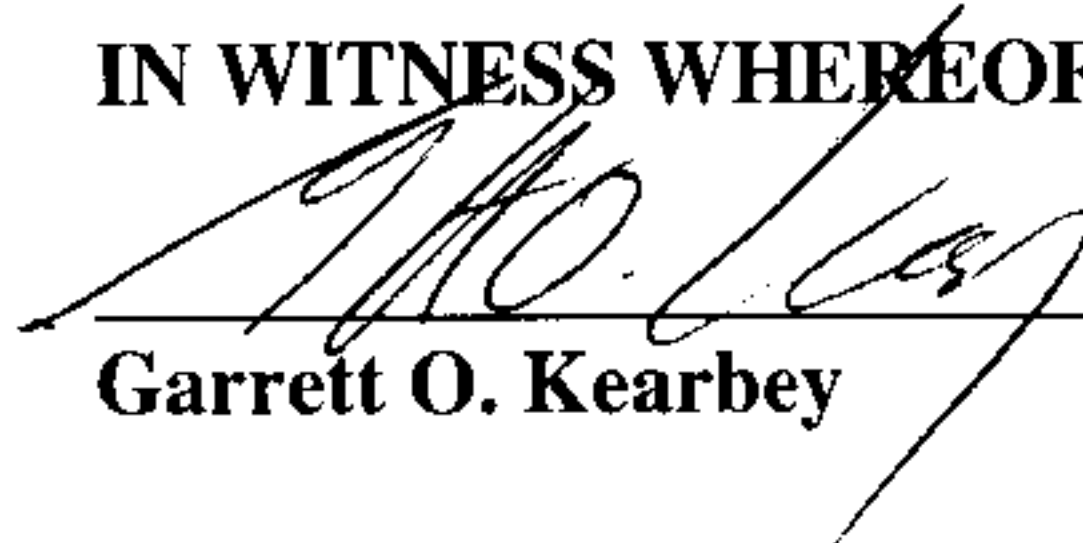
1. Ad valorem taxes due and payable October 1, 2018.
2. Easements, restrictions, rights of way, and permits of record.

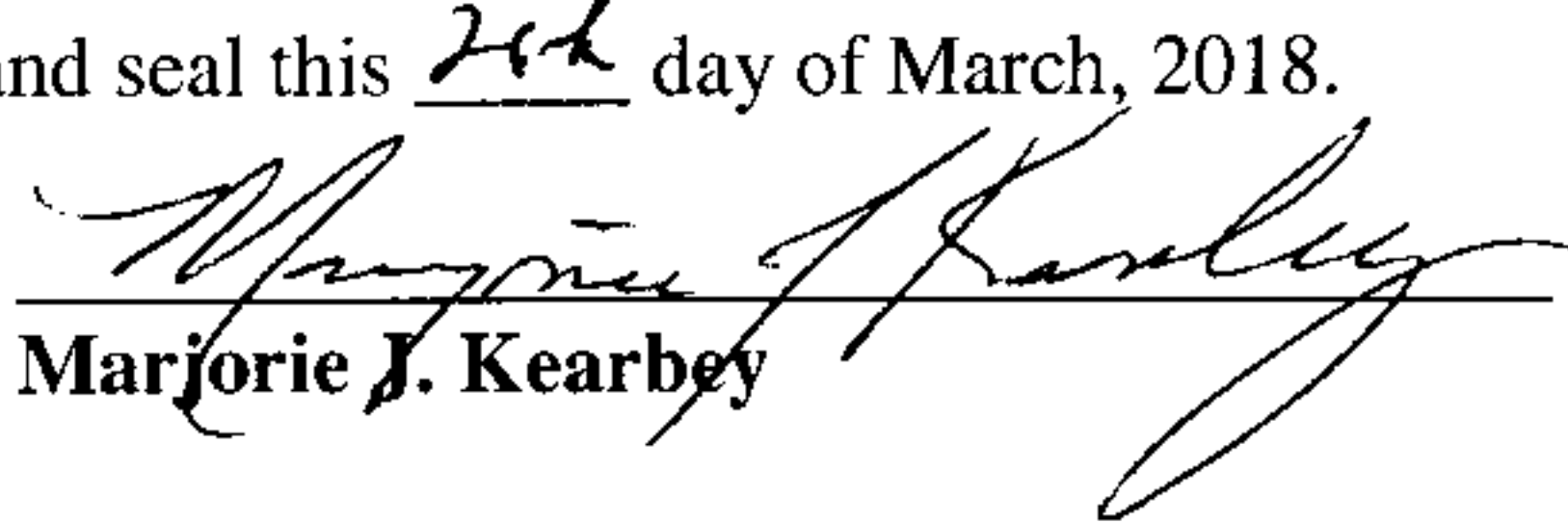
No part of the homestead of the Grantor herein or his spouse.

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 26th day of March, 2018.

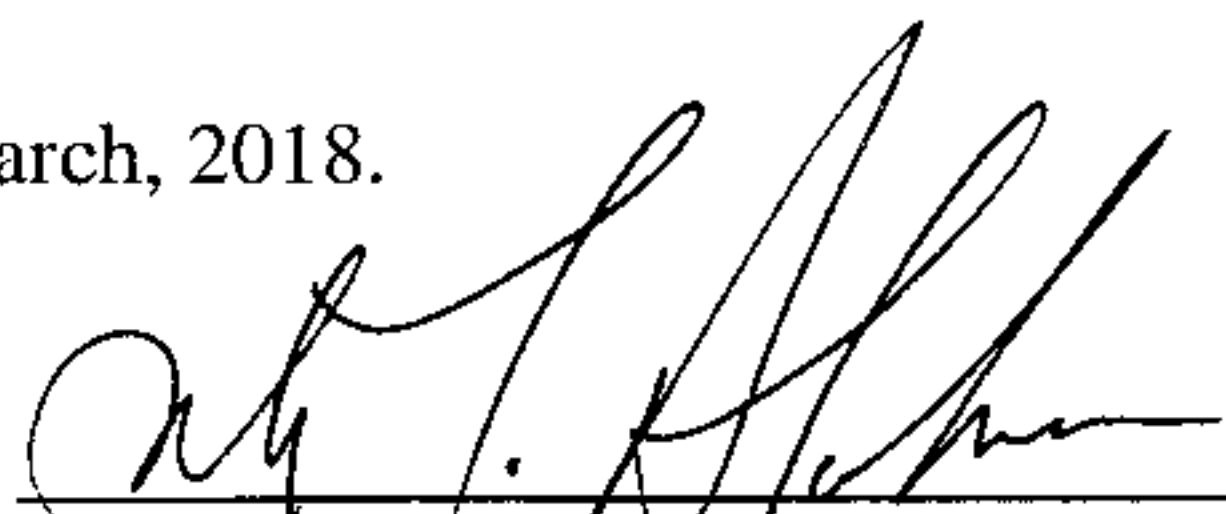

Garrett O. Kearbey


Marjorie J. Kearbey

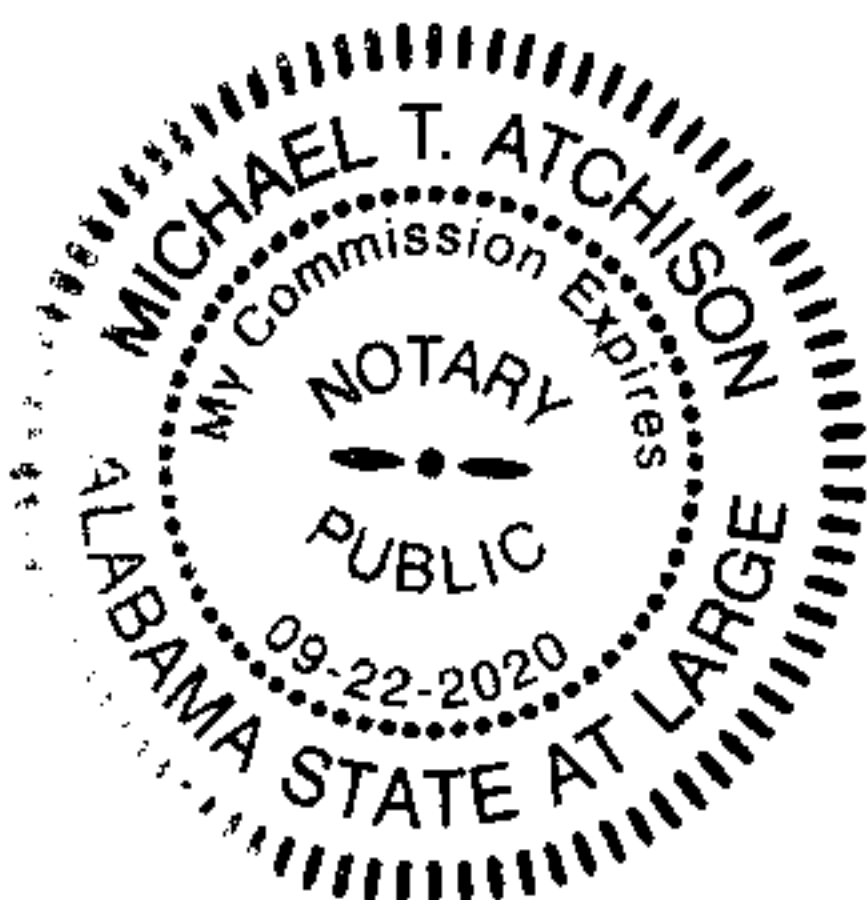
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Garrett O. Kearbey and Marjorie J. Kearbey.**, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March, 2018.


Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 03/28/2018
State of Alabama
Deed Tax: \$39.00




20180328000102870 1/3 \$60.00
Shelby Cnty Judge of Probate, AL
03/28/2018 02:01:41 PM FILED/CERT


20181017000367700 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/17/2018 01:28:22 PM FILED/CERT

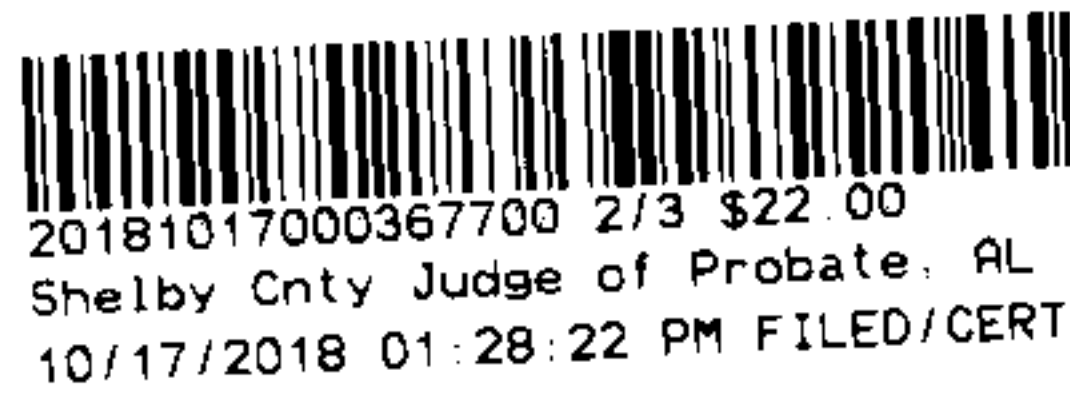
LOT 1 OF KEARBAY FAMILY SUBDIVISION

Commence at the SW Corner of the NE 1/4 of the NW 1/4 of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence N90°00'00"E for a distance of 130.25' to the POINT OF BEGINNING; thence S01°08'15"W for a distance of 363.50'; thence N90°00'00"W for a distance of 460.15'; thence N01°08'15"E for a distance of 378.50'; thence N90°00'00"E for a distance of 460.15'; thence S01°08'15"W for a distance of 15.00' to the POINT OF BEGINNING.

Said Parcel containing 4.00 acres, more or less.

ALSO AND INCLUDING a 30' Easement, as recorded in Instrument #20080714000284790, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO AND INCLUDING AND SUBJECT TO a 30' Easement, as recorded in Instrument #20180328000102870, in the Office of the Judge of Probate of Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name Garrett Kearby
Mailing Address 213 Jeff Davis St
Fairhope, AL 36532

Grantee's Name Hayes Kearby
Mailing Address 8221 Old Hwy 280
Chesley, AL 35043

Property Address Average 25-19-W

Date of Sale 3-26-18
Total Purchase Price \$

or
Actual Value \$ 38,800

or
Assessor's Market Value \$

20181017000367700 3/3 \$22.00
Shelby Cnty Judge of Probate, AL
10/17/2018 01:28:22 PM FILED/CERT

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 Gift

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 3-26-18

Print Garrett Kearby

Unattested

Sign X

verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20180328000102870 3/3 \$60.00
Shelby Cnty Judge of Probate, AL
03/28/2018 02:01:41 PM FILED/CERT