

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-18-25043

Send Tax Notice To: Scott Darty
Emma Smith

270 Spearman St
Wilsaville, AL 35786

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 **Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$39,900.00)**, 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, **Roger Perry and Paula C. Perry**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Scott Darty and Emma Smith**, (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

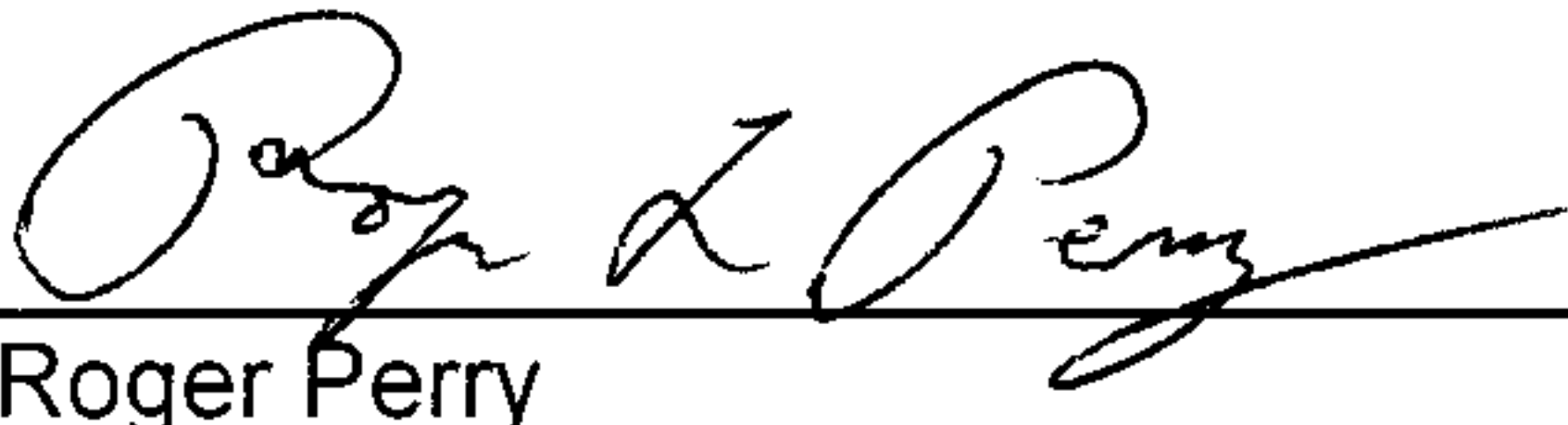
Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

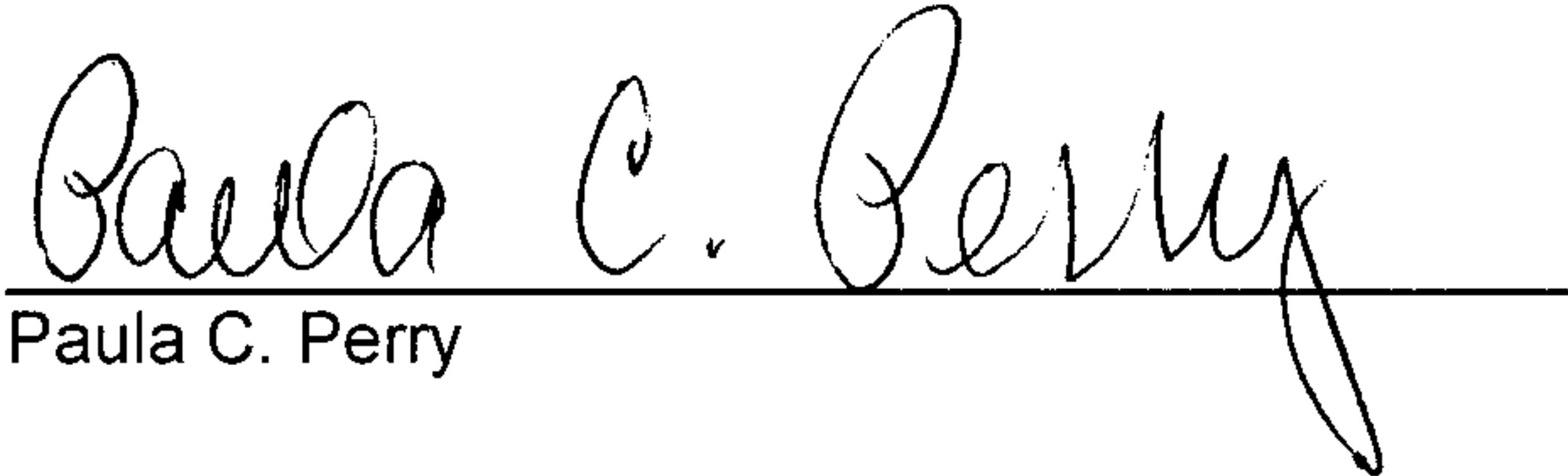
\$30,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

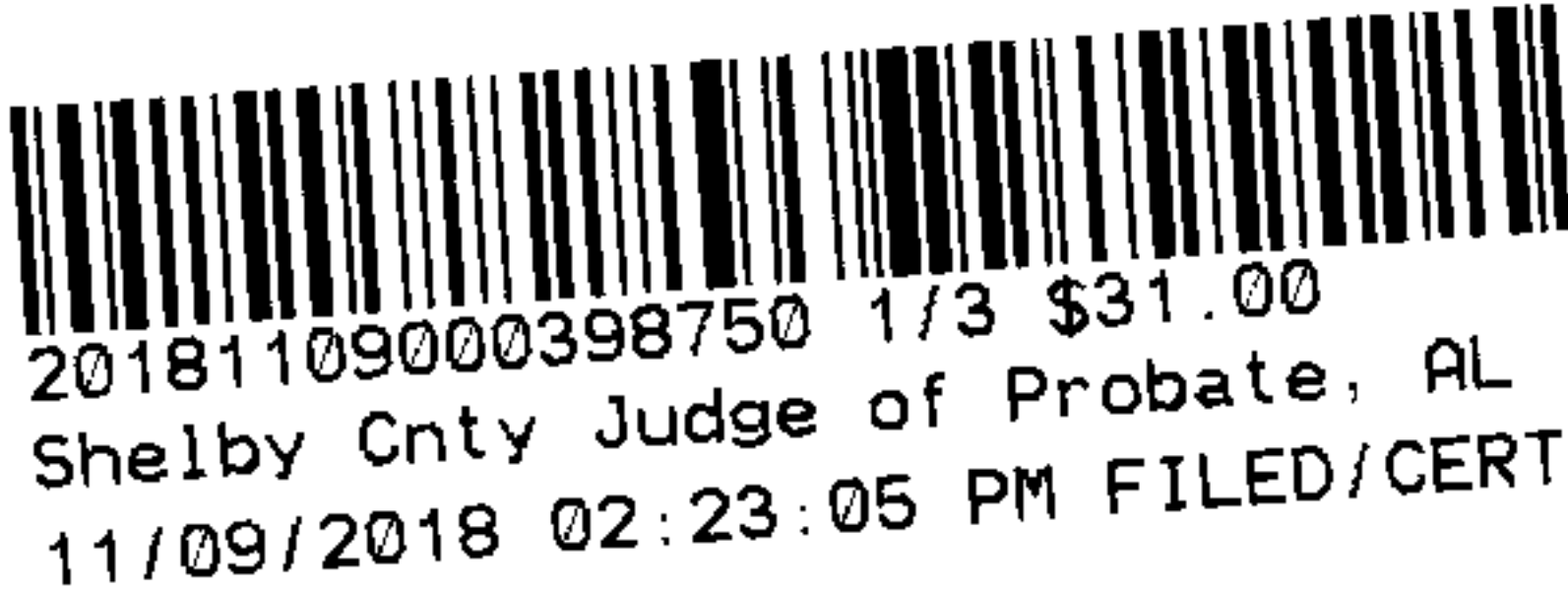
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of November, 2018.


Roger Perry


Paula C. Perry

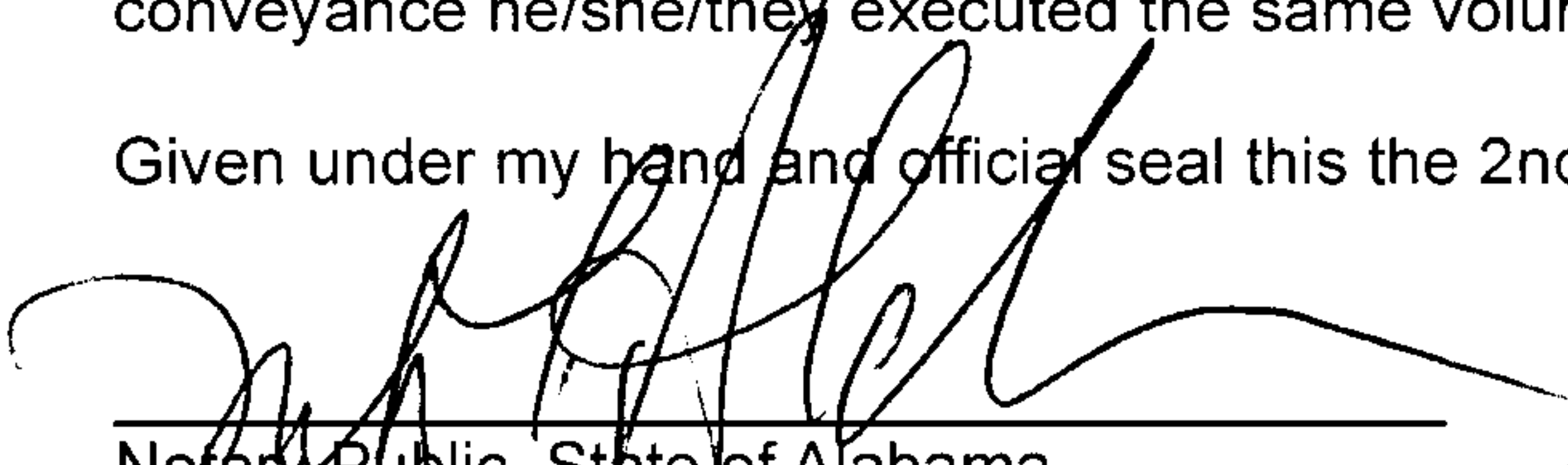
State of Alabama

County of Shelby



I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Roger Perry and Paula C. Perry, 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 2nd day of November, 2018.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

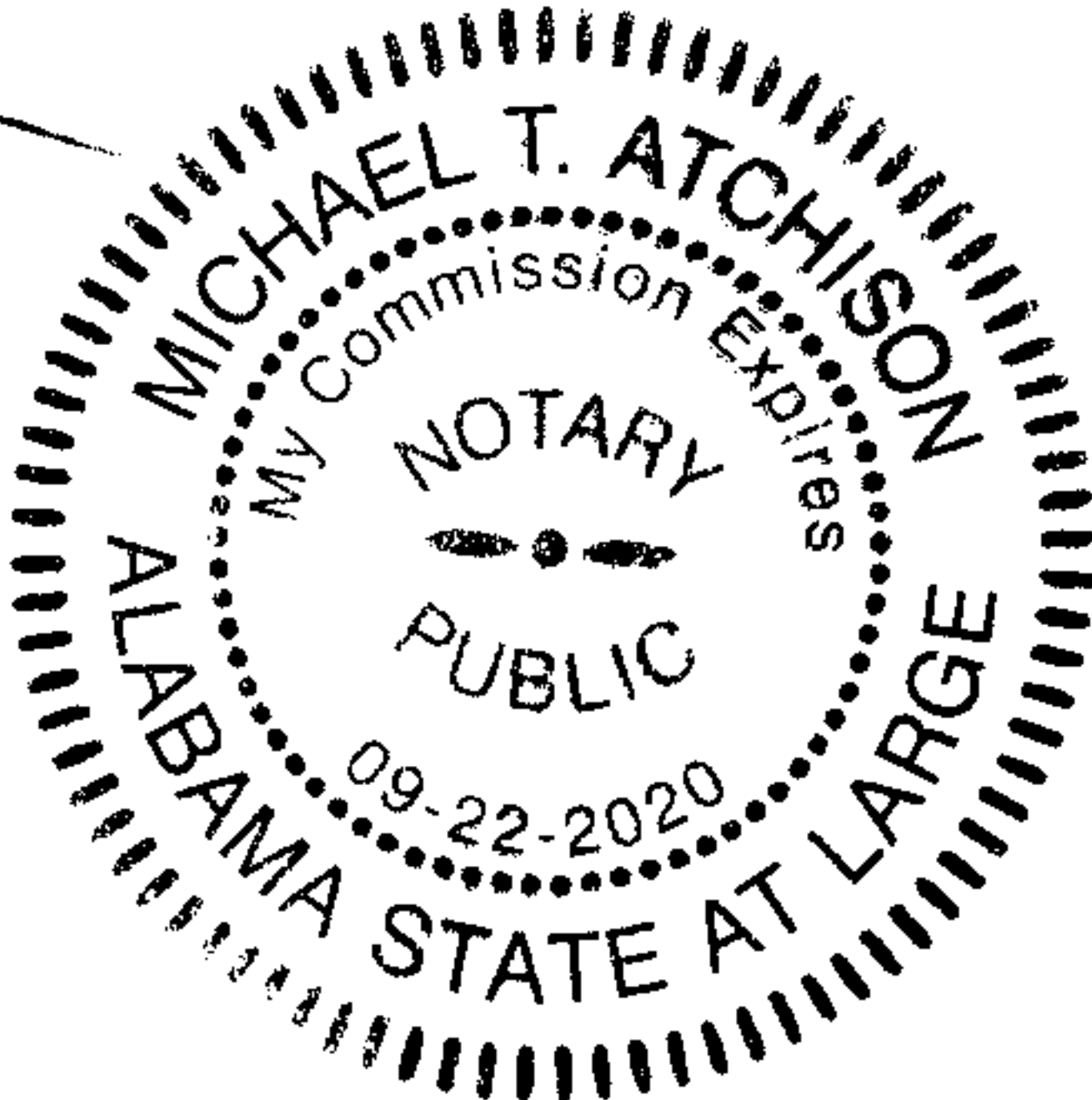


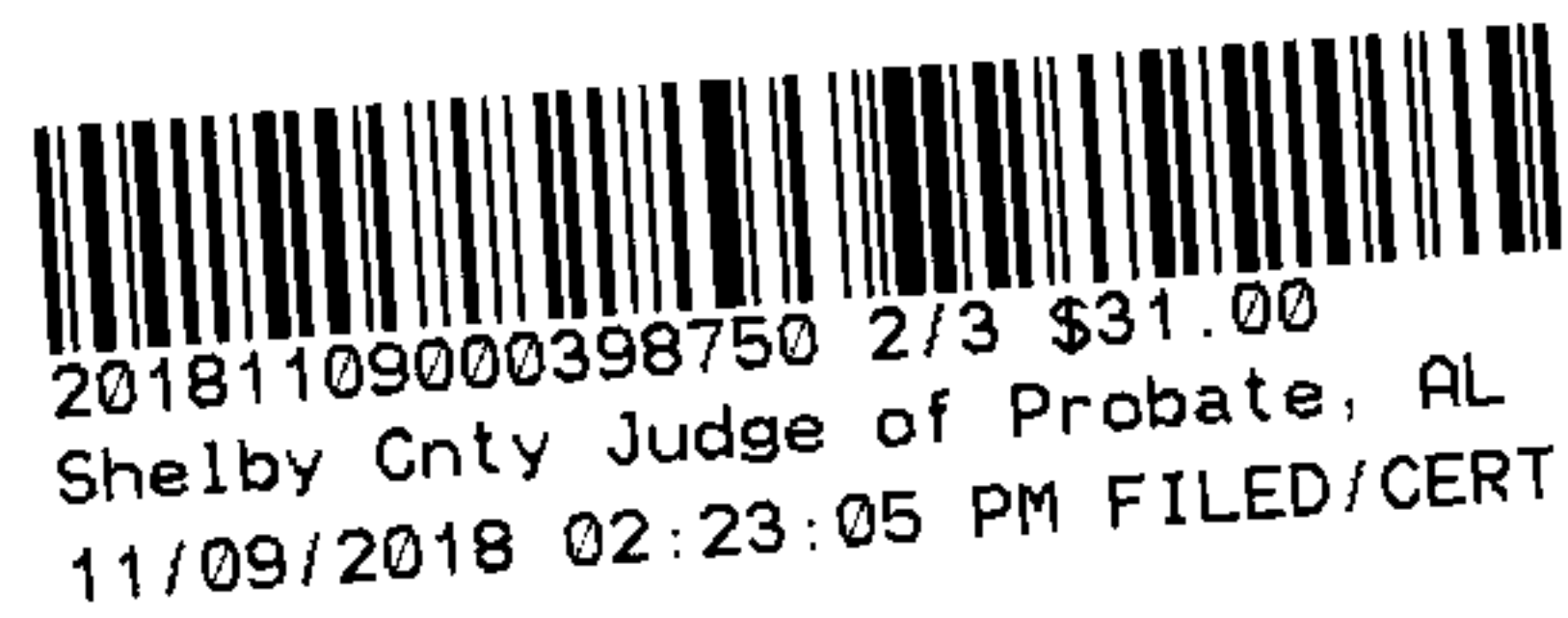
EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 and the West Half of Lot 4 of the Stinson Hill Subdivision, as recorded in Map book 26, Page 135, in the Probate Office of Shelby County, Alabama, being more particularly decribed as follows:

Beginning at the Northwest corner of Lot 3; thence North 88 degrees 50 minutes 54 seconds East along the North lines of Lots 3 and 4, a distance of 174.02 feet to a point; thence South 00 degrees 15 minutes 23 seconds East, a distance of 324.95 feet to a point on the South line of Lot 4; thence South 88 degrees 49 minutes 35 seconds West, along the South line of Lot 4, a distance of 34.57 feet to a point; thence South 88 degrees 45 minutes 16 seconds

West along the South lines of Lots 3 and 4, a distance of 139.54 feet to the southwest corner of Lot 3; thence North 00 degrees 14 minutes 35 seconds West, along the West line of Lot 3, a distance of 325.19 feet to the point of beginning.

According to the survey of Sid Wheeler, dated May 10, 2001.



Real Estate Sales Validation Form

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

Grantor's Name Roger Perry
Paula C. Perry

Mailing Address 895 Hwy 49
Columbiana, AL 35057

Property Address 270 Spearman St
Wilsonville, AL 35186

Grantee's Name Scott Darty
Emma Smith

Mailing Address 270 Spearman St
Wilsonville, AL 35186

Date of Sale October 26, 2018
Total Purchase Price \$39,900.00

or
Actual Value _____
or
Assessor's Market Value _____

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 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 October 31, 2018

Print Roger Perry

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one


20181109000398750 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
11/09/2018 02:23:05 PM FILED/CERT

Form RT-1