

This Instrument was Prepared by:

Send Tax Notice To: Tyler England
James England

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

714 Oak Tree Dr.
Chelsea, AL 35043

File No.: S-18-24973

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 **Three Hundred Thousand Dollars and No Cents (\$300,000.00)**, 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, **Felix Neil Maxwell**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tyler England and James England**, (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 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Felix Neil Maxwell is one in the same as Felix Neil Maxwell, Jr.

\$0.00 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 15th day of November, 2018.

Felix Neil Maxwell
Felix Neil Maxwell

Shelby County, AL 11/20/2018
State of Alabama
Deed Tax: \$300.00

State of Alabama

County of Shelby

I, *April Clark*, a Notary Public in and for the said County in said State, hereby certify that Felix Neil Maxwell, 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 15th day of November, 2018.

April Clark
Notary Public, State of Alabama

9/22/2020
My Commission Expires: September 22, 2020




20181120000410830 1/3 \$321.00
Shelby Cnty Judge of Probate, AL
11/20/2018 02:28:25 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

All that part of the E ½ of NW ¼, Section 29, Township 19 South, Range 1 West, lying North of a 60-foot easement for ingress and egress known as Oak Tree Circle, and Southwest of Lot F2A, according to the survey of The Narrows Lake Estates, as recorded in Map Book 35, Page 12, in the Probate Office of Shelby County, Alabama.

Also all that part of the SW ¼ of NW ¼, Section 29, Township 19 South, Range 1 West, lying North of Oak Tree Circle, less and except that portion deeded to Marian S. Epstein, as recorded in Instrument #1995-11146, in Probate Office.

Commencing at the Northwest corner of the SW ¼ of the NW ¼ of Section 29, Township 19 South, Range 1 West; thence South 89 degrees 54 minutes 30 seconds East along the North line of said Section for 890.34 feet to a point; thence South 35 degrees 20 minutes 40 seconds East 277.02 feet to the point of beginning to a strip of land; thence continue along previous described course 293.81 feet to a point; thence South 79 degrees 04 minutes 45 seconds West for 18.09 feet; thence North 35 degrees 20 minutes 40 seconds West for 286.33 feet to a point; thence North 54 degrees 39 minutes 20 seconds East for 16.47 feet back to the point of beginning. Being in and a part of the SW ¼ of NW ¼ of Section 29, Township 19 South, Range 1 West.

LESS AND EXCEPT any part lying within the description of that certain deed recorded in Instrument #20030714000441660, in Probate Office.



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Shelby Cnty Judge of Probate, AL
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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	Felix Neil Maxwell	Grantee's Name	Tyler England James England
Mailing Address	_____	Mailing Address	714 Oak Tree Dr Chelsea, AL 35043
Property Address	714 Oak Tree Dr. Chelsea, AL 35043	Date of Sale	November 15, 2018
		Total Purchase Price	\$300,000.00
		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
xx 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 November 14, 2018

Print Felix Neil Maxwell

Unattested

Sign

Felix Neil Maxwell

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20181120000410830 3/3 \$321.00
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Form RT-1