

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Ryan & Jennifer Brown
1516 Rock School Rd.
Harpersville, AL
35078

GENERAL WARRANTY DEED
With Right of Survivorship

20190122000021680
01/22/2019 08:35:34 AM
DEEDS 1/4

STATE OF ALABAMA }

COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Two Hundred Twenty Thousand Dollars and NO/100 (\$220,000.00)** to the undersigned grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Cathy G. Ogletree, a single person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Ryan Brown and Jennifer Brown** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Parcel 1: Parcel ID: 08-8-34-0-000-018.001 A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE NORTH 1 DEGREE 32 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1256.03 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 654.13 FEET; THENCE SOUTH 1 DEGREE 20 MINUTES 31 SECONDS EAST A DISTANCE OF 466.81 FEET TO A POINT; THENCE SOUTH 44 DEGREES 43 MINUTES 29 SECONDS WEST A DISTANCE OF 311.60 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 59 SECONDS EAST, A DISTANCE OF 907.78 FEET TO A POINT, SAID POINT BEING ON THE EAST LINE OF SAID 1/4-1/4 SECTION LINE; THENCE SOUTH 1 DEGREE 00 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID 1/4-1/4 SECTION, A DISTANCE OF 562.70 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE SOUTH 89 DEGREES 49 MINUTES 26 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1/4-1/4 SECTION LINE A DISTANCE OF 1329.71 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PART BEING IN SHELBY COUNTY RIGHT OF WAY. LESS AND EXCEPT A PART OF THE NORTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST, SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NW CORNER OF THE SW 1/4 OF THE

M181450

SW 1/4 OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 1 EAST; THENCE NORTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 655.41 FEET; THENCE SOUTH 1 DEGREE 20 MINUTES 31 SECONDS EAST A DISTANCE OF 70.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 1 DEGREE 20 MINUTES 31 SECONDS EAST A DISTANCE OF 396.37 FEET; THENCE SOUTH 44 DEGREES 43 MINUTES 29 SECONDS WEST A DISTANCE OF 311.60 FEET; THENCE SOUTH 89 DEGREES 43 MINUTES 59 SECONDS EAST A DISTANCE OF 616.72 FEET; THENCE SOUTH 1 DEGREE 00 MINUTES 49 SECONDS EAST A DISTANCE OF 243.56 FEET; THENCE NORTH 89 DEGREES 43 MINUTES 59 SECONDS WEST A DISTANCE OF 741.43 FEET; THENCE NORTH 0 DEGREE 16 MINUTES 01 SECONDS EAST A DISTANCE OF 200 FEET; THENCE NORTH 44 DEGREES 43 MINUTES 29 SECONDS EAST A DISTANCE OF 409.45 FEET; THENCE NORTH 1 DEGREE 20 MINUTES 31 SECONDS WEST A DISTANCE OF 349.46 FEET; THENCE AROUND A CURVE IN A COUNTER-CLOCKWISE DIRECTION HAVING A DELTA ANGLE OF 03 DEGREES 13 MINUTES 39 SECONDS AN ARC DISTANCE OF 53.60 FEET A RADIUS OF 951.55 FEET AND A CHORD OF NORTH 67 DEGREES 33 MINUTES 32 SECONDS EAST A DISTANCE OF 53.59 FEET TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

Parcel 2: Parcel ID: 08-8-34-0-000-020.000 A part of the Southwest 1/4 of the Southwest 1/4 of Section 34, Township 19 South, Range 1 East, situated in Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of the Southwest 1/4 of the Southwest 1/4, of said Section 34; thence South 01°00'49" East along the East line of said 1/4 - 1/4 section a distance of 233.87 feet to the Point of Beginning; thence continue along last described course a distance of 462.14 feet; thence North 89°43'59" West a distance of 906.53 feet; thence North 44°43'01" East a distance of 311.65 feet; thence North 01°20'31" West a distance of 239.93 feet; thence South 89°42'31" East a distance of 684.70 feet to the Point of Beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

Cathy G. Ogletree is the surviving grantee of deed recorded in Instrument 20030320000167040 in Shelby County, Alabama. The other grantee, Gene Ogletree, died on or about July 3, 2017.

\$ 187,000.00 of the above consideration was secured by and through the purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 do for myself, and my heirs executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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 persons.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 18th day of January 2019


Cathy G. Ogletree

STATE OF AL
COUNTY OF Jefferson

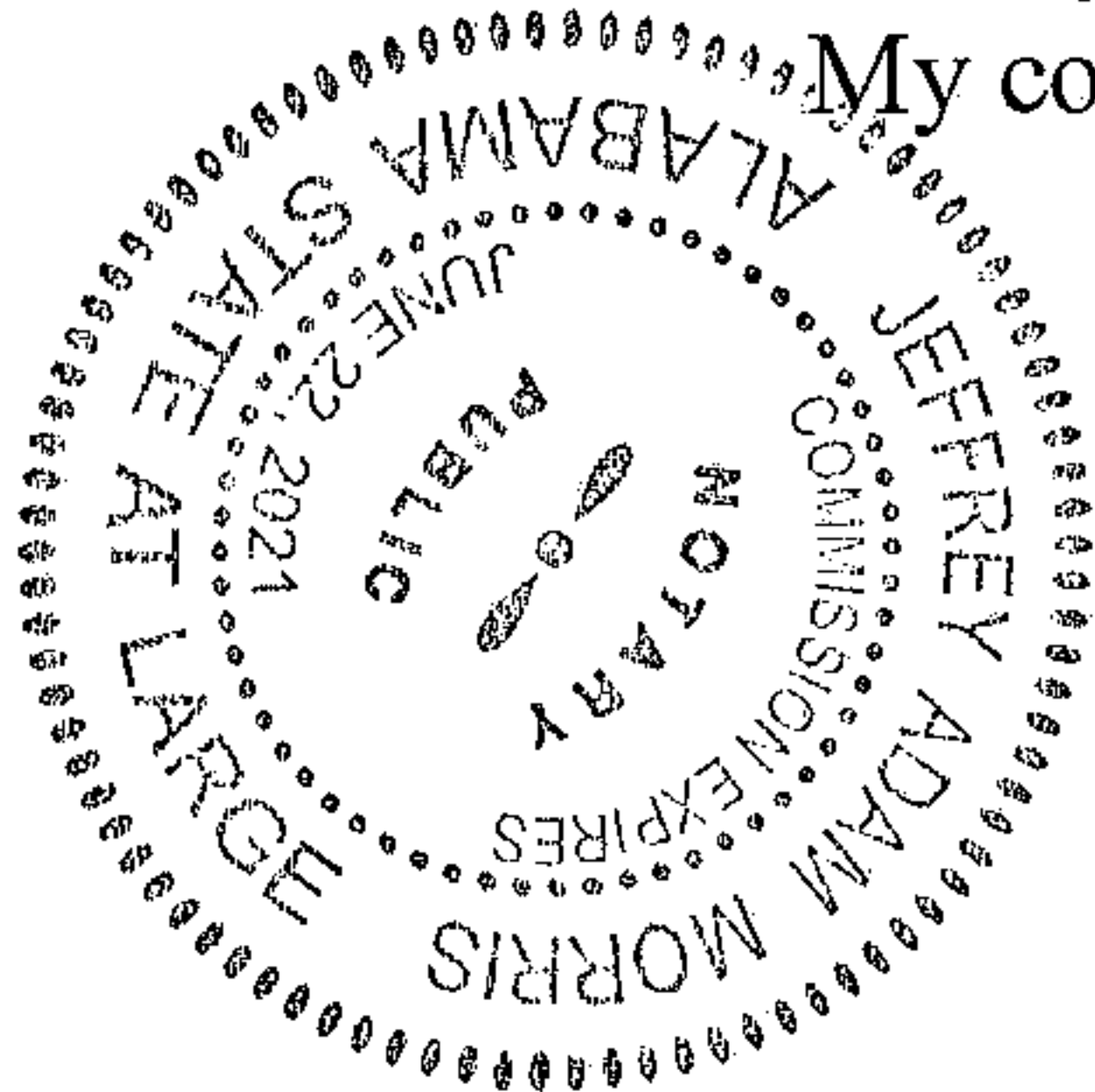
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Cathy G. Ogletree** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 18th day of January 2019

Notary Seal


Notary Public

My commission expires:



Real Estate Sales Validation Form

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

Grantor's Name Cathy Ogletree
 Mailing Address 2852 Bear Creek Rd
STerrett, AL 35147

Grantee's Name Ryan + Jennifer Brown
 Mailing Address 1516 Rock School Rd.
Harpersville, AL
35078

Property Address 1516 Rock School Rd.
Harpersville, AL
35078

Date of Sale 1-18-19
 Total Purchase Price \$ 220,000



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/22/2019 08:35:34 AM
 \$244.00 CHERRY
 20190122000021680

Allen S. Bayl

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 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 1-18-19

Print James Youfa

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1