

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notices to:
720 Morgan Street
Montevallo, AL

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **JAMES W. WILLIS and wife, PATRICIA L. WILLIS**, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents grant, bargain, sell and convey unto **DANA CAROL HENRY, and TRACY LYNNE BRADFORD**, herein referred to as Grantees, as **tenants in common**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Lot No. 1 fronting Morgan Street 180 feet and running back parallel with Middle Street 150 feet. Said Lot located in the Alma H. Jeter Addition to the Town of Montevallo as described in May end Survey made by R. S. Villadsen, Civil Engineer and recorded in the Office of the Probate Judge, Shelby County, Alabama.

Also, the following parcel of land: A part of property of Mrs. Alma H. Jeter in Montevallo, Alabama, according to map recorded in Deed Book 96, Page 130 in the Office of Judge of Probate, Shelby County, Alabama particularly described as follows: Begin at the point where the SE boundary of Morgan Street intersects with the NE boundary of Middle Street; thence proceed in a Southeasterly direction along NE boundary of Middle Street 150 feet of the South corner of Lot No. 1 of said property and to the point of beginning of the lot herein conveyed; thence continue in a SE direction along the NE boundary of Middle Street 80 feet; thence in a NE direction perpendicular to Middle Street 50 feet; thence in SE direction along NE boundary of Middle Street 800 feet; thence in a SW direction perpendicular to Middle Street 25 feet; thence in SE direction along NE boundary of Middle Street 200 feet, more or less to Shoal Creek; thence in a Northerly direction along Shoals Creek 269 feet, more or less to the SE corner of the Alabama College Water Tank Lot; thence in a Westerly direction along the South boundary of said water tank Lot 162 feet, more or less to the SW corner of the same; thence in a NW direction 150 feet more or less to the South corner of Lot No. 4, of said Mrs. Alma H. Jeter property; thence continue in NW direction 150 feet to the East corner of said Lot No. 1; thence in a SW direction along SE boundary of said Lot No. 1, 130 feet to the point of beginning. Situated in Shelby County, Alabama.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

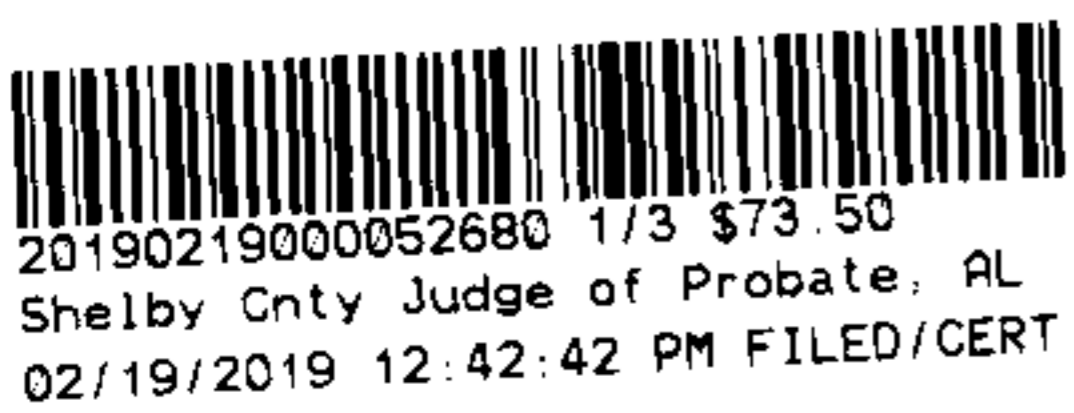
This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is not the homestead of the Grantors herein.

GRANTORS HEREBY RESERVE A LIFE ESTATE IN SAID PROPERTY FOR THEIR LIFETIMES.

TO HAVE AND TO HOLD unto the said Grantees, as **tenants in common**, their heirs and assigns forever. And we do for ourselves and our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantee.



IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 6 day of February, 2019.

GRANTORS:

[Signature]
WITNESS

[Signature]
JAMES W. WILLIS

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Kelly Varner, a Notary Public for the State of Alabama, do hereby certify that **JAMES W. WILLIS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of February, 2019.

(NOTARY SEAL)

[Signature]
Notary Public
My commission expires: 7-21-21

[Signature]
WITNESS

[Signature]
PATRICIA L. WILLIS

STATE OF ALABAMA)
COUNTY OF Shelby)


I, Kelly Varner, a Notary Public for the State of Alabama, do hereby certify that **PATRICIA L. WILLIS**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 6 day of February, 2019.

(NOTARY SEAL)

[Signature]
Notary Public
My commission expires: 7-21-21

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464


20190219000052680 2/3 \$73.50
Shelby Cnty Judge of Probate, AL
02/19/2019 12:42:42 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 James W. Willis
Mailing Address Patricia L. Willis

Grantee's Name Dana Carol Henry
Mailing Address Tracy Lynne Bradford
720 Morgan Street
Montevallo, AL 35115

Property Address 720 Morgan Street
Montevallo, AL 35115

Date of Sale 2-6-19
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$104,330. 1/2 = 52,165



20190219000052680 3/3 \$73.50
Shelby Cnty Judge of Probate, AL
02/19/2019 12:42:42 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 Tax Value

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 2-6-19

Print Patricia L. Willis James W. Willis

Unattested

(verified by)

Sign Patricia L. Willis James W. Willis
(Grantor/Grantee/Owner/Agent) circle one