

This instrument was prepared by:  
Ellis, Head, Owens & Justice  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Jason Yarbrough & Kayla Yarbrough  
348 Crossbridge Road  
Chelsea, AL 35043

**STATUTORY WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **One Hundred Twenty Three Thousand Two Hundred Eighty Four and No/10 Dollars (\$123,284.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Georgia-Alabama Land Trust, Inc., a Georgia non-profit corporation, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Jason Trent Yarbrough and Kayla Yarbrough (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

**Lots 2 and 3 according to the survey of Farms at Westover, recorded in Map Book 50, Page 55, in the Probate Office of Shelby County, Alabama.**

\$103,785.00 of the above recited purchase price was paid by a mortgage recorded simultaneously herewith.

Subject to 2019 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

And subject to the foregoing, GRANTOR will warrant and forever defend the right and title to the said bargained premises unto GRANTEE against the claims of all persons owning, holding, or claiming by, through, or under GRANTOR, which claims are based upon matters occurring subsequent to GRANTOR's acquisition of the bargained premises, and prior to the date of delivery of this deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7<sup>th</sup> day of March, 2019.

**GEORGIA-ALABAMA LAND TRUST INC.**  
a Georgia non-profit corporation



20190308000074840 1/2 \$141.50  
Shelby Cnty Judge of Probate, AL  
03/08/2019 11:44:51 AM FILED/CERT

  
By: Warner L. Kennon, Jr., Staff Attorney

STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Warner L. Kennon, Jr., as Staff Attorney of the Georgia-Alabama Land Trust Inc., a Georgia non-profit corporation, who is authorized to sign the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date in his capacity as Staff Attorney of said non-profit corporation.

Given under my hand and official seal this 7<sup>th</sup> day of March, 2019.

My Commission Expires: 9-11-19

  
Notary Public



Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Georgia-Alabama Land Trust, Inc.  
Mailing Address 226 Old Ladiga Road  
Piedmont, AL 36272

Grantee's Name: Jason Trent Yarbrough & Kayla Yarbrough  
Mailing Address: 312 Grey Oaks Dr.  
Pelham, AL 35124

Property Address: Lots 2 & 3 Farms at Westover

Date of Sale 3-7-19  
Total Purchase Price \$ 123,284.00

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  
☒ Sales Contract  
☒ Closing Statement  
☐ Appraisal  
☐ Other -

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 3-7-19

GEORGIA-ALABAMA LAND TRUST, INC.  
Sign [Signature]  
(Grantor/Grantee/Owner/Agent) circle one  
BY: WARNER L. KENNON, JR.  
Print ITS: STAFF ATTORNEY

☐ Unattested

(Verified by)

Form RT-1

  
20190308000074840 2/2 \$141.50  
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