

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051


20190327000097430 1/4 \$72.50
Shelby Cnty Judge of Probate, AL
03/27/2019 10:55:52 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Helen Kathleen Hughes, a widow, and Douglas H. Bryant, married (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Douglas H. Bryant and Christopher Blake Bryant (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL 5:

Commencing at the SW Corner of NW1/4 of SE1/4, Section 36, Township 21 South, Range 1 East, Shelby County, Alabama. Thence N 50° 04' 40" E for 1970.11 feet to the point of beginning; thence N 81° 04' 40" E for 376.84 feet to a point on the 397 Contour of Lay Lake; thence S 17° 04' 30" E along said Contour for 263.57 feet to a point; thence S 73° 21' 30" W for 315.41 feet to a point; thence N 27° 12' 25" W for 323.94 feet back to the point of beginning. Containing 2.28 acres ±. Being in and a part of the NE1/4 of SE1/4, Section 36, Township 21 South, Range 1 East. Said property subject to Alabama Power Co. Flood Easement. Also a 25 foot wide easement for Ingress and Egress, Centerline of said easement described as follows: Commencing at the SE corner of the SE1/4 of NW1/4; thence S 0° 22' 40" E along the West line of said 1/4 1/4 Section for 240.05 feet to the point of beginning; thence N 83° 07' 55" E along said Centerline for 242.01 feet to a point; thence N 80° 40' 55" E along said centerline for 902.47 feet to a point; thence S 32° 27' 20" E along said centerline for 477.96 feet to a point; thence N 64° 09' 05" E along said Centerline for 310.03 feet to a point and terminating there.

Subject to title of others to any or all minerals within and underlying the premises, together with all mining rights and other rights, privileges, and immunities relating thereto, and to existing easements, restrictions, encumbrances, set-back lines, rights of way, and limitations, if any, of record.

The above described property does not constitute any part of the homestead of

Douglas H. Bryant or his spouse.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 27 day of March, 2019.

Helen Kathleen Bryant
Helen Kathleen Bryant

Douglas H. Bryant
Douglas H. Bryant

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Helen Kathleen Bryant, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

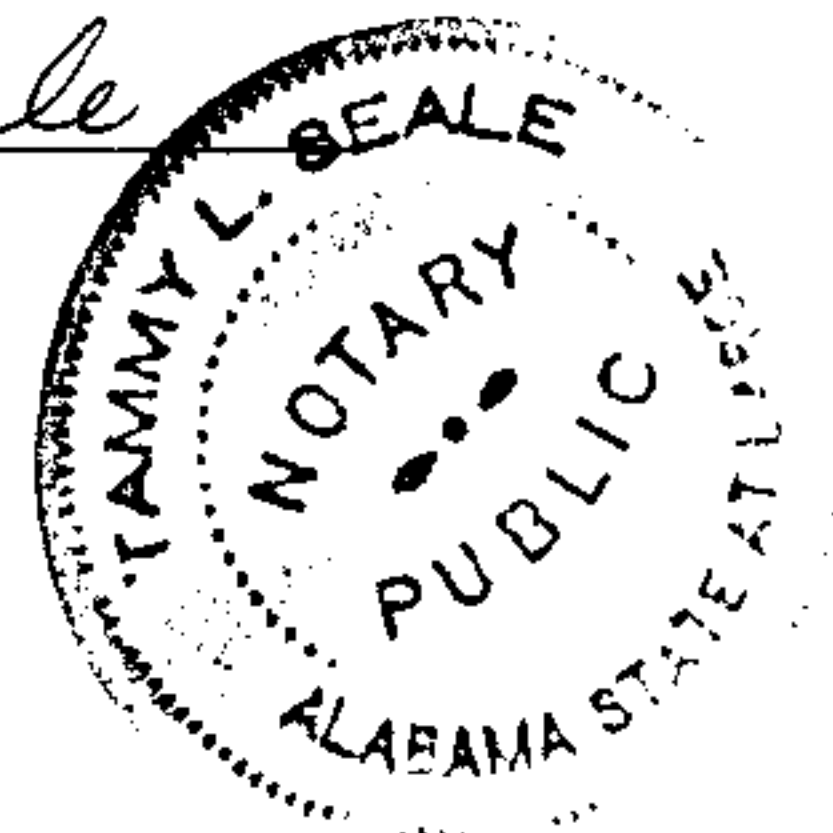
Given under my hand and official seal this 27th day of March, 2019.

Tammy L. Seale
Notary Public

My commission expires:

09-09-2019


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STATE OF ALABAMA

SHELBY COUNTY

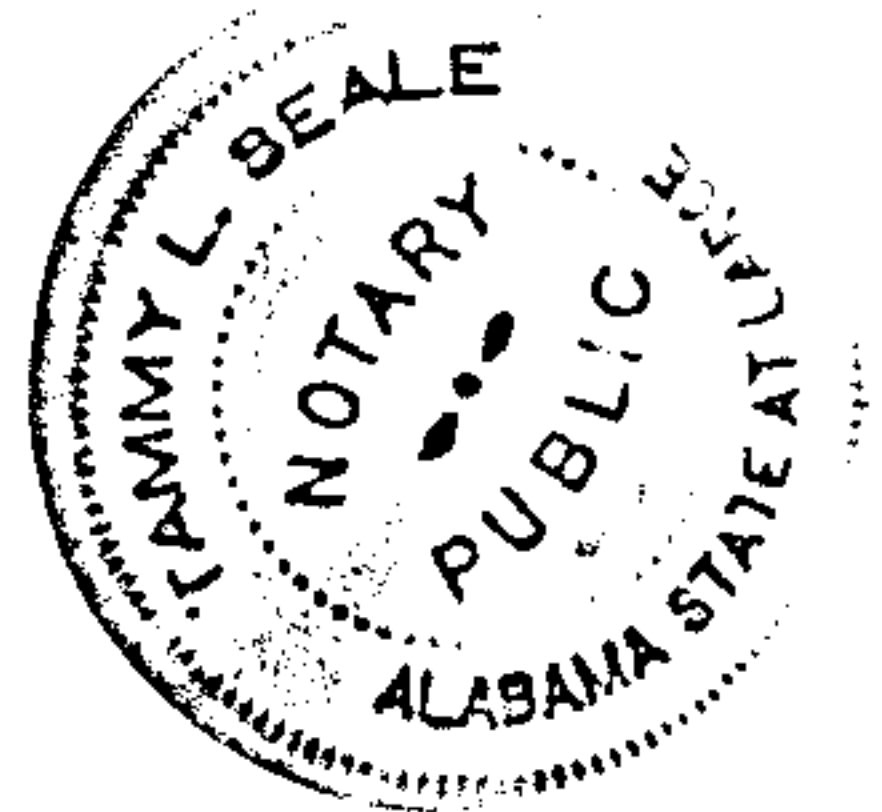
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas H. Bryant, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2019.

Tammy L. Seale
Notary Public

My commission expires:

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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 Helen Kathleen Bryant
Mailing Address 89 Perkins Ranch South
Columbia, AL 35051

Grantee's Name Christopher Blake Bryant
Mailing Address 2162 Hwy 55
Wilsonville, AL 35186

Property Address Perkins Ranch South
Columbia, AL

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
 $\frac{1}{2}$ Assessor's Market Value \$ 48,455

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 _____

Print Dan Head

Sign _____

Unattested _____

(Verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1