

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
JERRY ARNOLD and
SYLVIA ARNOLD
1315 CALISTON WAY
PELHAM, AL 35124

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Sixty Thousand and 00/100 (\$60,000.00) to the undersigned Grantors, THOMAS STEWART DENNEY, JR., a married man, individually, and JEFFREY LESTER DENNEY, a married man, individually, **AND** as Personal Representatives of the Estate of Thomas Stewart Denney, Dec., Probate Case No. 2018-A-161, Lee County, Alabama, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto JERRY ARNOLD and SYLVIA ARNOLD, (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

PLEASE SEE THE ATTACHED EXHIBIT "A."

Property address: LOT 1, DENNEY CHELSEA NORTH, CHELSEA, AL 35051

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.

THOMAS STEWART DENNEY was the surviving grantee of that certain deed recorded in SHELBY REAL 278, PAGE 79; ELNORA L. DENNEY, having died on 11/03/1997.

THE PROPERTY CONVEYED HEREIN IS NOT THE HOMESTEAD OF THE GRANTOR(S) NOT THAT OF THEIR SPOUSE(S).

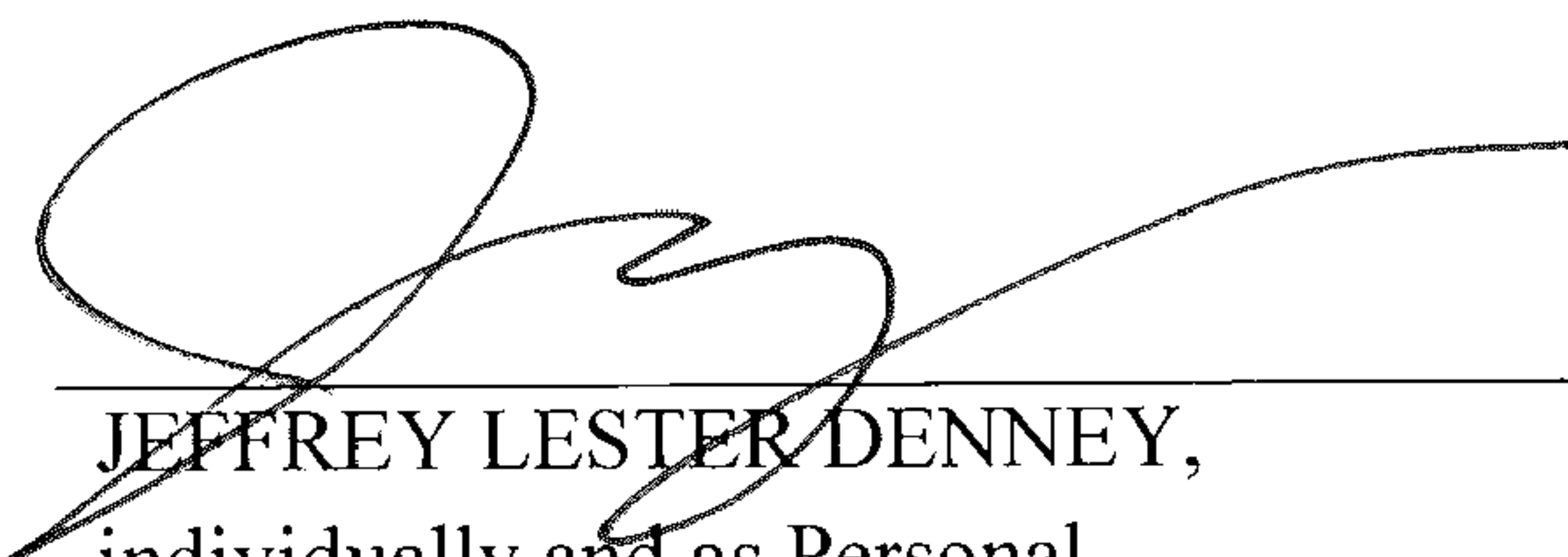
TO HAVE AND TO HOLD to the said Grantees, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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, said Grantors have hereunto set their hand and seal this the 12th day of April, 2019.



THOMAS STEWART DENNEY, JR.,
individually and as Personal
Representative of the Estate of Thomas
Stewart Denney, Dec., Probate Case
No. 2018-A-161, Lee County, Alabama



JEFFREY LESTER DENNEY,
individually and as Personal
Representatives of the Estate of Thomas
Stewart Denney, Dec., Probate Case No.
2018-A-161, Lee County, Alabama

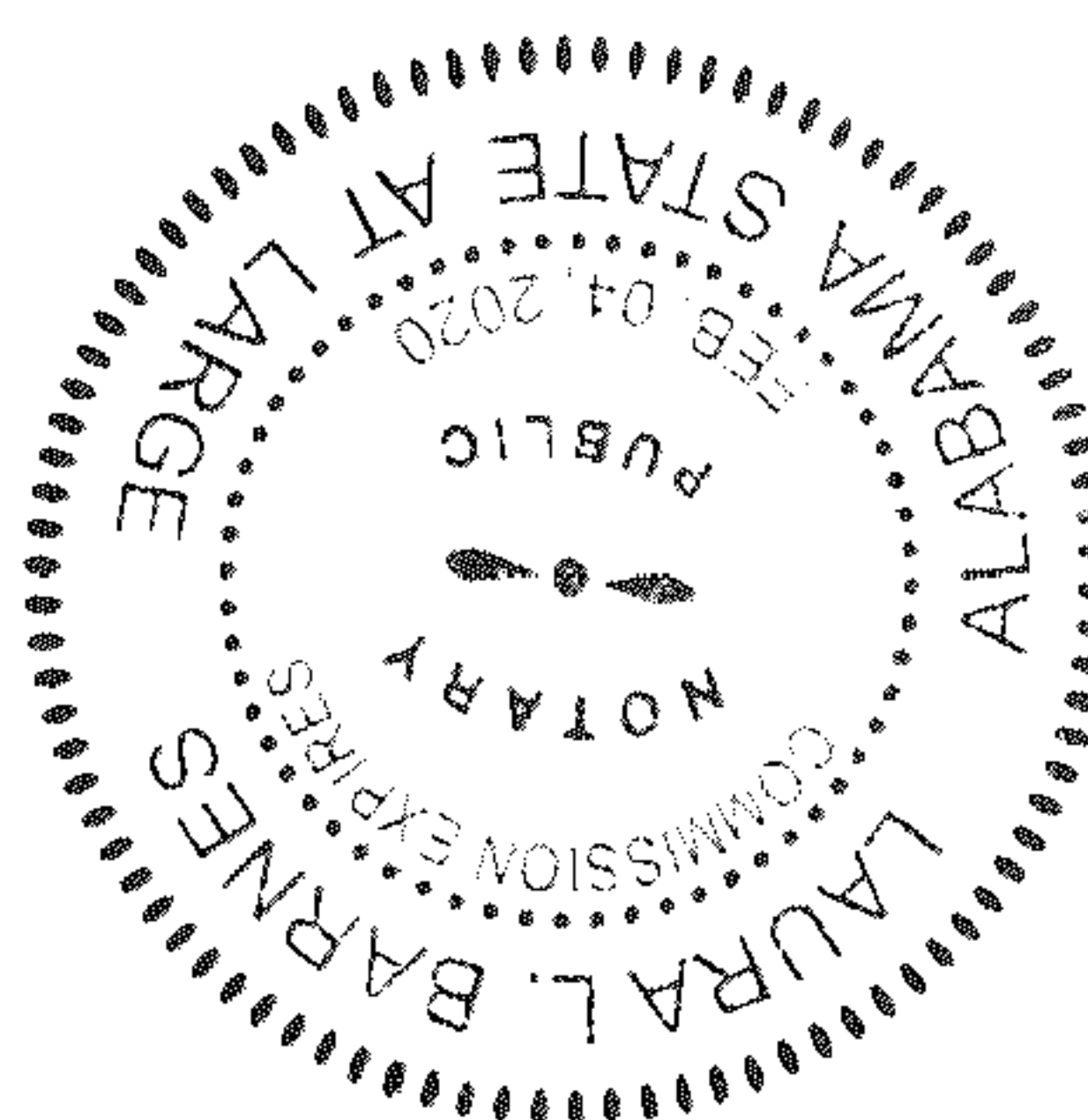
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that THOMAS STEWART DENNEY, JR., a married man, and JEFFREY LESTER DENNEY, a married man, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily and with full authority on the day the same bears date.

Given under my hand and official seal this 12th day of April, 2019.


NOTARY PUBLIC

u/h/z



20190430000142500 04/30/2019 01:40:14 PM DEEDS 3/4
Exhibit "A"
Legal Description

A Parcel of land known as Lot 1 of Denney Chelsea North, approved by Shelby County Development Services and in the process of being recorded in the Office of the Judge of Probate of Shelby County, Alabama and being more particularly described as follows:

Commence at the SW Corner of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°50'13"E for a distance of 1019.47'; thence N89°32'18"E for a distance of 1353.40' to the POINT OF BEGINNING; thence continue N89°32'18"E for a distance of 798.69' to the Westerly R.O.W. line of Chelsea Road, 80' R.O.W.; and a non-tangent curve to the right, having a radius of 1020.00, and subtended by a chord bearing S19°50'28"W, and a chord distance of 220.15'; thence along the arc of said curve and said R.O.W. line for a distance of 202.58'; thence S26°02'11"W and along said R.O.W. line for a distance of 406.49'; thence N57°16'54"W and leaving said R.O.W. line for a distance of 75.05'; thence N39°43'25"W for a distance of 23.87'; thence N16°56'48"W for a distance of 23.43'; thence N00°00'00"E for a distance of 58.44'; thence N43°07'53"W for a distance of 208.35'; thence N84°06'26"W for a distance of 64.96'; thence S75°16'32"W for a distance of 26.24'; thence N90°00'00"W for a distance of 227.84'; thence N00°00'00"W for a distance of 274.05' to the POINT OF BEGINNING.

Said Parcel containing 6.00 acres, more or less.

ALSO AND INCLUDING a 15' Ingress/Egress & Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the SW Corner of Section 11, Township 20 South, Range 1 West, Shelby County, Alabama; thence N00°50'13"E for a distance of 1019.47'; thence N89°32'18"E for a distance of 2152.08' to the Westerly R.O.W. line of Chelsea Road, 80' R.O.W.; and a non-tangent curve to the right, having a radius of 1020.00, and subtended by a chord bearing S19°50'28"W, and a chord distance of 220.15'; thence along the arc of said curve and said R.O.W. line for a distance of 202.58'; thence S26°02'11"W and along said R.O.W. line for a distance of 406.49' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N57°16'54"W and leaving said R.O.W. line for a distance of 75.05'; thence N39°43'25"W for a distance of 23.87'; thence N16°56'48"W for a distance of 23.43'; thence N00°00'00"E for a distance of 58.44' to the POINT OF ENDING OF SAID CENTERLINE.

Real Estate Sales Validation Form

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

Grantor's Name:	THOMAS STEWART DENNEY, JR. and JEFFREY LESTER DENNEY	Grantee's Name:	JERRY ARNOLD and SYLVIA ARNOLD
Mailing Address:	LOT 1, DENNEY CHELSEA NORTH CHELSEA, AL 35051	Mailing Address:	1315 CALISTON WAY PELHAM, AL 35124
Property Address:	LOT 1, DENNEY CHELSEA NORTH CHELSEA, AL 35051	Date of Sales	April 12th, 2019
		Total Purchase Price:	(\$60,000.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
<u>x</u>	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: April 12th, 2019Print Laura L. Barnes_____
Unattested

Sign

(verified by)_____
(Grantor/Grantee/Owner/Agent) **circle one**

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/30/2019 01:40:14 PM
\$84.00 CHERRY
20190430000142500

Allen S. Byrd