

This document prepared by:

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20190510000159030 1/3 \$75.50
Shelby Cnty Judge of Probate, AL
05/10/2019 12:44:54 PM FILED/CERT

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WARRANTY DEED
JOINT TENNANTS WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE-HUNDRED DOLLARS (\$100.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, that **PATRICK LANTRIP and MIRANDA LANTRIP, a married couple (GRANTORS)**, do grant, bargain, sell and convey unto **LYLE K. DABBS, JR. and PAMELA R. DABBS, a married couple (GRANTEES)**, the following lands and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

☒ Legal Description:

A part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and a part of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East, described as follows:

Begin at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section and run northerly along the West line thereof 575.87 feet; thence turn $90^{\circ}00'00''$ right and run easterly 938.82 feet; thence turn $64^{\circ}35'00''$ right and run southeasterly 362.76 feet; thence turn $57^{\circ}31'$ right and run southwesterly 213.43 feet; thence turn $2^{\circ}43'$ left and run southwesterly 183.43 feet; thence turn $4^{\circ}32'$ right and run southwesterly 120.98 feet; thence turn $3^{\circ}50'$ right and run southwesterly 75.62 feet; thence turn $11^{\circ}23'30''$ left and run southwesterly 99.75 feet; thence turn $3^{\circ}20'$ left and run southwesterly 120.12 feet; thence turn $111^{\circ}31'30''$ right and run northwesterly 359.61 feet; thence turn $72^{\circ}25'45''$ left and run southwesterly 199.34 feet; thence turn $96^{\circ}31'45''$ right and run northwesterly 314.62 feet; thence turn $69^{\circ}11'$ left and run westerly 140 feet to the point of beginning. Said parcel containing 18.0 acres, more or less.

Less and except mineral and mining rights if not owned by Grantors.

Subject to all easements, unpaid ad valorem taxes (if any), covenants and restrictions of recording affecting said property.

This instrument prepared by information provided by parties. Attorney has made no search or examination of the title records concerning the above-referenced property, and makes no representation, express or implied, concerning the nature, quality or status of title herein conveyed.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees shall take as tenants in common.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2018 shall be ☐ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or ☒ paid by Grantee, or ☐ paid by Grantor.

The property herein conveyed ☒ is not a part of the homestead of Grantor, or ☐ is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantor(s) hand(s) this the 9th day of May, 2019.

Patrick Lantrip
Signature of Grantor

Patrick Lantrip
Patrick Lantrip (Grantor)

Miranda Lantrip
Signature of Grantor

Miranda Lantrip
Miranda Lantrip (Grantor)

STATE OF ALABAMA

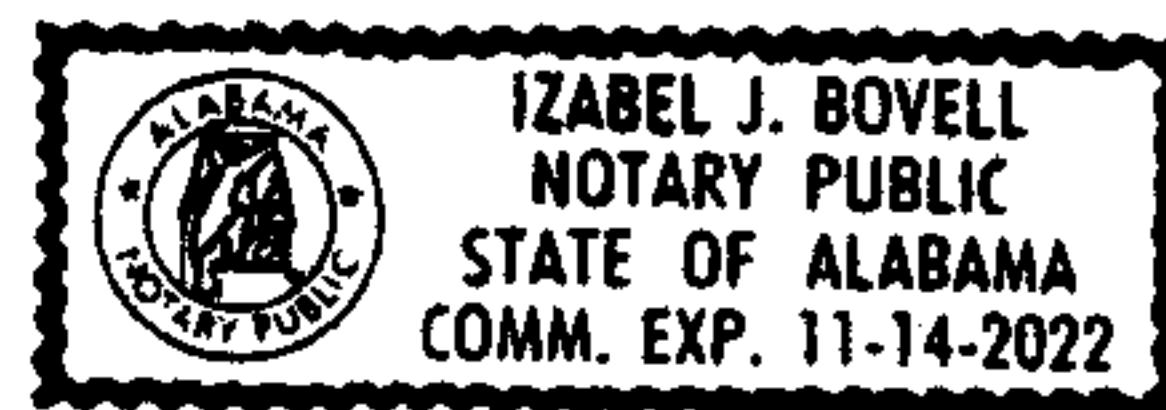
JEFFERSON COUNTY

I, a Notary Public, hereby certify that Patrick Lantrip and Miranda Lantrip whose names are signed to the foregoing instrument or conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand this the 9th day of May, 2019.

Isabel Bovell
Notary Public, Alabama State at Large
Print Name:

My commission expires: 11-14-2022



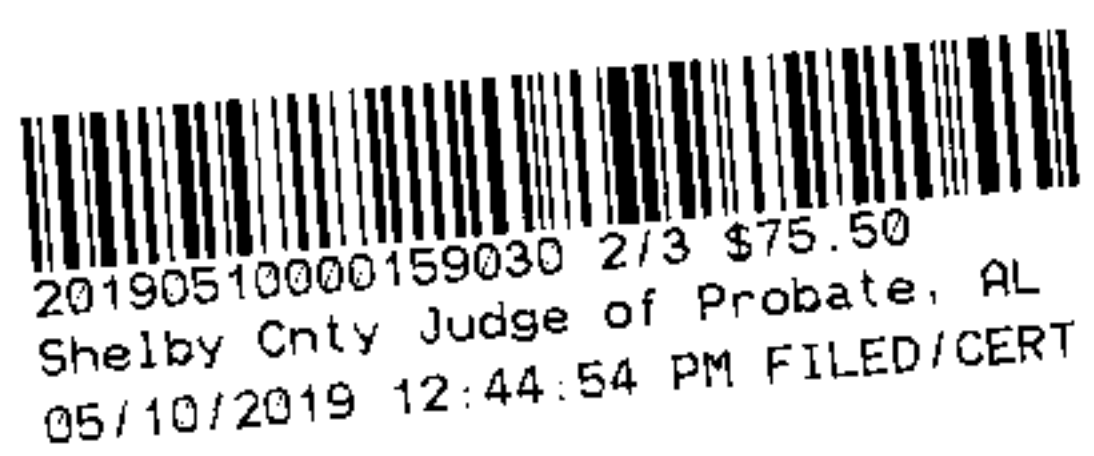
Grantor(s) Name, Address, phone:

Patrick & Miranda Lantrip
131 Lake Cottage Road
Sterrett, AL 35147

Grantee(s) Name, Address, phone:

Lyle K. Dabbs, Jr. & Pamela R. Dabbs
PO Box 55
Pleasant Grove, AL 35127

SEND TAX STATEMENTS TO GRANTEE



Real Estate Sales Validation Form

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

Grantor's Name Patrick & Miranda Lantrip
Mailing Address 131 Lake Cottage Road
Sterrett, AL 35147

Grantee's Name Lyle K. & Pamela R. Dabbs, Jr.
Mailing Address PO Box 55
Pleasant Grove, AL 35127

Property Address _____

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 54,030

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 _____

Print Lyle K. Dabbs, Jr.

☒ Unattested

Sign Lyle K. Dabbs, Jr.

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1