

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Martha Ann Eisenberg
29 Salters Path
Montevallo, AL 35115

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED SIXTY FOUR THOUSAND THREE HUNDRED THIRTY DOLLARS AND NO CENTS (\$364,330.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Martha Ann Eisenberg, a single woman**, (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Martha Ann Eisenberg and Jessica Ann Eisenberg Ruha** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2019.
2. Easements, restrictions, rights of way, and permits of record.

Grantor herein is the surviving Grantee in instrument #20140421000115080 recorded in the Probate Office of Shelby County, Alabama. The other Grantee, Melvin Alan Eisenberg is deceased, have died August 11, 2016.

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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have a good right to sell and convey the same as aforesaid, that I (we) will, and my (our) heirs, executors and administrators shall, warrant and defend the same to the said Grantees, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2019.


Martha Ann Eisenberg

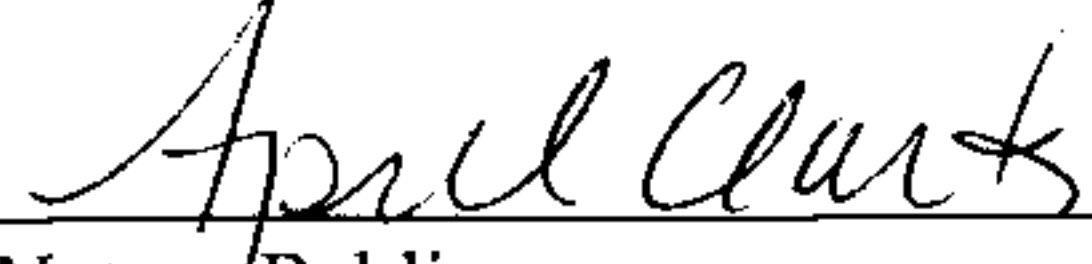
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Martha Ann Eisenberg**, 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 5th day of June, 2019.


20190607000201170 1/3 \$365.50
Shelby Cnty Judge of Probate, AL
06/07/2019 03:19:24 PM FILED/CERT




Notary Public
My Commission Expires: 9/22/2020

Shelby County, AL 06/07/2019
State of Alabama
Deed Tax: \$364.50

EXHIBIT A – LEGAL DESCRIPTION

Commence at the SE Corner of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence N00°23'57"E, a distance of 2803.87'; thence N77°29'43"W, a distance of 85.62' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 69.87'; thence N49°59'29"W, a distance of 147.67' to a point on the Southerly line of an Ingress/Egress Easement; thence N30°59'41"E and along said easement line, a distance of 92.85' to the beginning of a curve to the left, having a radius of 180.00, a central angle of 24°01'58", and subtended by a chord which bears N18°41'20"E, and a chord distance of 74.95'; thence along the arc of said curve and said easement line, a distance of 75.70'; thence S06°44'23"E and leaving said easement line, a distance of 38.33'; thence S85°40'16"E, a distance of 226.91'; thence S15°26'56"W, a distance of 119.03'; thence S40°39'24"W, a distance of 120.69' to the POINT OF BEGINNING.

Said Parcel containing 1.00 acres, more or less.

ALSO AND INCLUDING an Ingress/Egress and Utility Easement being more particularly described as follows:

Commence at the SE Corner of Section 3, Township 22 South, Range 3 West, Shelby County, Alabama; thence N00°23'57"E, a distance of 2803.87'; thence N77°29'43"W, a distance of 155.49'; thence N49°59'29"W, a distance of 103.77' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 43.90' to a point on the Southerly line of an Ingress/Egress Easement; thence N30°42'16"E and along said easement line, a distance of 82.30' to the beginning of a curve to the left, having a radius of 180.00, a central angle of 24°01'58", and subtended by a chord which bears N18°41'20"E, and a chord distance of 74.95'; thence along the arc of said curve and said easement line, a distance of 75.70'; thence S06°44'23"E and leaving said easement line, a distance of 38.33'; thence S85°40'16"E, a distance of 13.93'; thence S22°03'18"W, a distance of 142.86' to the POINT OF BEGINNING.

SUBJECT to a 30' Ingress/Egress Easement, as recorded in Inst. #2006-27380 in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE:

This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.



20190607000201170 2/3 \$385.50
Shelby Cnty Judge of Probate, AL
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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 Martha Ann Eisenberg
Mailing Address 29 Salters Path
Montevallo AL
35115

Grantee's Name Martha Ann Eisenberg
Mailing Address 29 Salters Path
Montevallo AL
35115

Property Address 29 Salters Path
Montevallo AL

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 364,330.00

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 _____

Print Martha Ann Eisenberg

☐ Unattested

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20190607000201170 3/3 \$385.50
Shelby Cnty Judge of Probate, AL
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