

Prepared By

Name: JACK TAFF

Address: 109 GRIFFIN DRIVE
HELENA
State: ALABAMA Zip Code: 35080

After Recording Return To

Name: DARRIN MARLOW
ADDRESS: 2167 CHELSEA RIDGE DRIVE
COLUMBIANA, AL. 35051



20190724000264760 1/6 \$31.00
Shelby Cnty Judge of Probate, AL
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Space Above This Line for Recorder's Use

ALABAMA GENERAL WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of FIVE HUNDRED AND NO/100S (\$500.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid to the undersigned ,JACK TAFF AND ANNIE TAFF A MARRIED COUPLE, hereby remises, releases, grants, sell, and conveys to DARRIN MARLOW AND LEIGHA MARLOW A MARRIED COUPLE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP HEREINAFTER CALLED GRANTEES, all right, title, interest, and claim in or to the following described real estate, situated in SHELBY COUNTY, ALABAMA, to-wit;

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER GRANTOR NOR THEIR SPOUSES.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand and seal this the 24 day
In the Month of **JUNE 2019**.




Grantor's Signature – Jack Taff



Grantor's Signature – Annie June Taff

STATE OF ALABAMA
COUNTY OF SHELBY


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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack Taff and Wife Annie June Taff whose name is signed to the forgoing, and who is known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, has executed the same voluntarily on the day the same bears date:

Given under my hand this 24th day of June 2019.

My Commission Expires: 11/16/2020



NOTARY PUBLIC

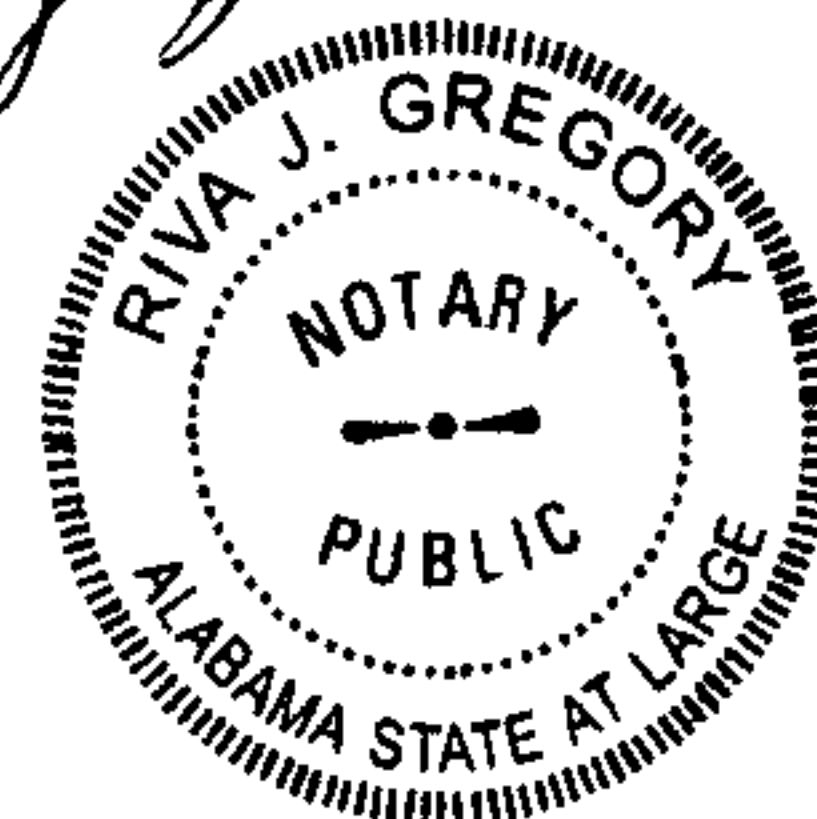


EXHIBIT "A"

That lot or parcel of land fronting on Gardner Street commencing at a stake at N.E. corner of Eli Crim's lot, run East One Hundred and Twenty-seven (127) feet more or less to right of way of the South and North Alabama Railroad, thence South along said right of way One Hundred and Eighty (180) feet to an alley, thence West along said alley One Hundred and Thirty (130) feet to S.E. corner of said Eli Crim's lot, thence North One Hundred and Eighty (180) feet to point of beginning, the same being described as Lots No. 12, 13 and 14, Block 4 Dunstan's Plat and Survey of the Town of Calera, except seventeen (17) feet deeded to the Louisville and Nashville Railway Company, lying North and South along said right of way.



20190724000264760 3/6 \$31.00
Shelby Cnty Judge of Probate, AL
07/24/2019 04:26:02 PM FILED/CERT

DESCRIPTION

A parcel of land in Shelby County, Alabama, described as follows:

Lots 14, 13, and part of Lot 12, in Block 4, of Dunstan's Map of Calera, particularly described as follows:

Begin at the Northwest corner of Lot 14, Block 4 of Dunstan's Map of Calera; proceed East along the north line of Lots 14, 13 and 12 for a distance of **110.00 feet** to the westerly line of L & N Railroad right of way; turn an angle to the right of **89°02'43"** and proceed along said line for a distance of **180.02 feet** to the south line of said Lots; turn an angle to the right of **90°57'17"** and proceed along said line for a distance of **113.00 feet** to the Southwest corner of said Lot 14; turn an angle to the right of **90°00'** and proceed along the west line of said Lot 14 for a distance of **180.00 feet** to the point of beginning.

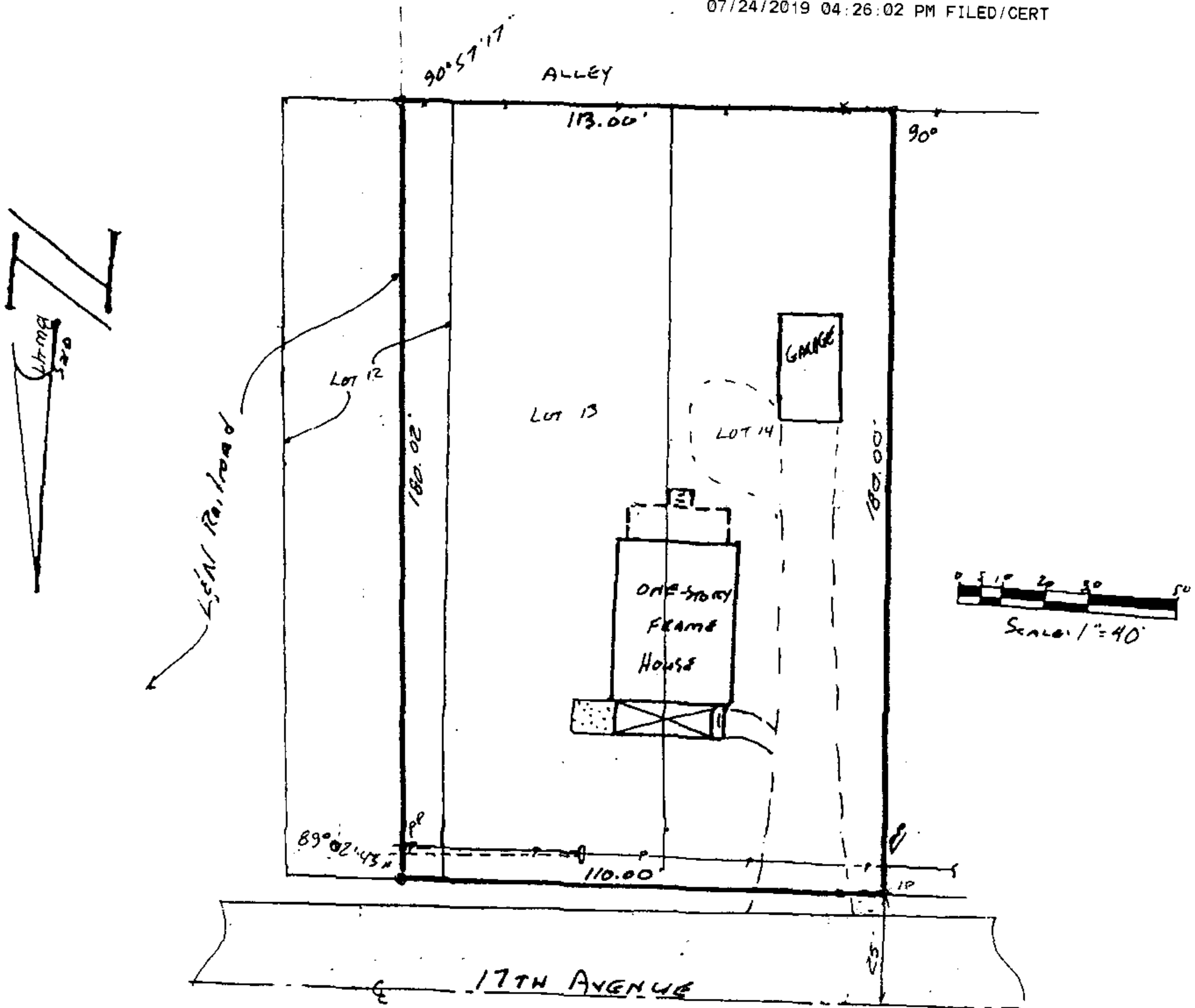
Survey Order # 2005-0235



20190724000264760 4/6 \$31.00
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07/24/2019 04:26:02 PM FILED/CERT



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STATE OF ALABAMA:

SHELBY COUNTY:

I, Gary R. Smith, a Licensed Professional Land Surveyor in the State of Alabama, hereby state that the foregoing is a plat or map of the following described property:

-- SEE ATTACHED DESCRIPTION --

I further state that: the building(s) now erected on said land lie(s) within the boundaries of same, except as may be shown; there are no encroachments by buildings on the adjoining lands, except as may be shown; there are no easements, rights-of-way or joint driveways over or across said land visible on the surface of the ground or found in public record, except as may be shown; there are no electric or telephone wires (excluding wire which serves the premises only) or structures or supports therefor over or across said land, except as may be shown; iron pins and/or markers shown on this plat have been located by me; the basis of bearing is the call for direction in the above description; the property IS NOT within a "Special Flood Hazard Area"; and, this survey and drawing comply substantially with the Standards of Practice for Surveying in the State of Alabama.

The correct address is 1111 17TH AVENUE, CALERA, Alabama

According to my survey this 14 day of APRIL, 2005.

GARY R. SMITH

PLS, Ala. Reg. #13199

GRS Surveying

431 Woodland Road - Post Office Box 608

Bessemer, Alabama 35021-0608

(205) 424-7322

This survey prepared for LOCATION purposes only

Survey Order # 2005-0235

Real Estate Sales Validation Form

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

Grantor's Name JACK M. TAFF/ANNIE J. TAFF
Mailing Address 109 GRIFFIN DRIVE
HELENA, AL
35080

Grantee's Name DARRIN MARLOW AND
Mailing Address LEIGHA MARLOW
2167 CHELSEA RIDGE DR.
COLUMBIANA, AL 35051

Property Address 1111 17TH AVE.
CALEBA, AL
35040

Date of Sale 6-28-19
Total Purchase Price \$ 89,000.00

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____



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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 6-28-19

Print JACK M. TAFF

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1