

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jack Donovan and
Michelle Donovan
0 Highway 36
Chelsea, AL 35043

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety Thousand and 00/100 Dollars (\$90,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **VERA JEAN REYNOLDS**, an **unmarried woman** (herein referred to as Grantor), grant, bargain, sell and convey unto **JACK DONOVAN and MICHELLE DONOVAN** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO.

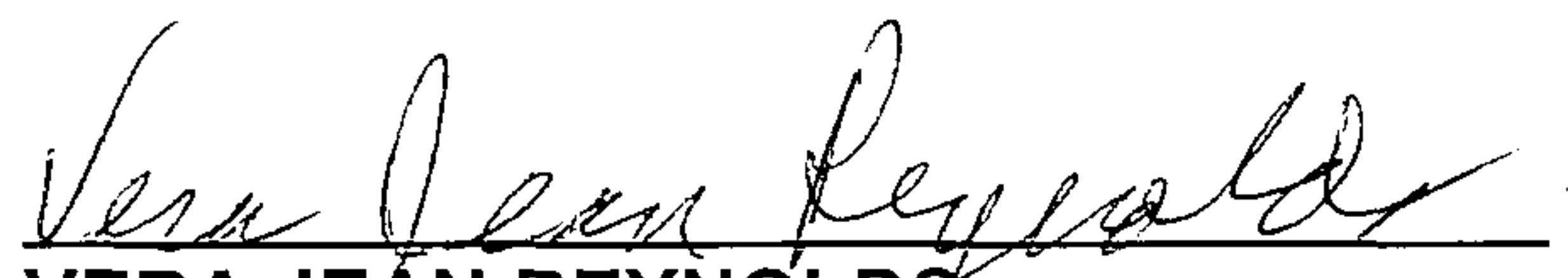
Subject to mineral and mining rights if not owned by Grantors.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 18th day of July, 2019.


VERA JEAN REYNOLDS

STATE OF ALABAMA

COUNTY OF SHELBY

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **VERA JEAN REYNOLDS**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of July, 2019.

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021



Notary Public
My Commission Expires: 01/30/2021

EXHIBIT "A"

Parcel 2: A parcel of land situated in part of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, and part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 2, Township 20 South, Range 2 West, and being more particularly described as follows:

Commence at the SW corner of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ corner of said Section 1, said corner being a 1" solid iron; thence run Southeasterly along the South line of said NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 1 for 1,055.10 feet measured (1,054.4 feet map) to a 1/2" rebar on the Westerly right-of-way line of Simmsville Columbiana Road, said 1/2" rebar being on a curve to the left; thence 108 deg. 51 min. 00 sec. left to the chord of said curve and run Northwesterly along said chord for 274.85 feet to a 2" pipe, said pipe being the point of beginning for Parcel 2; thence continue Northwesterly along the chord of said road right-of-way for 120.16 feet to the point of tangency, said point being a 1/2" rebar; thence continue Northwesterly along said Westerly right-of-way line for 225.76 feet to a 1/2" open top iron, said iron being at the SE corner of the Hollis Lang Survey, dated August 9, 1991, by Joseph A. Miller, Jr., P.E. & L.S., Ala. Reg. No. 2875; thence run Southwesterly along the Southerly line of said Hollis Lang Survey and along the Northerly line of said Parcel 2 for 521.90 feet to a crimp iron in the roots of a tree stump; thence 85 deg. 13 min. 20 sec. right and run Northwesterly for 312.82 feet to a 2" pipe; thence 76 deg. 07 min. 33 sec. left and run Southwesterly for 292.64 feet to an old crimp iron at the Northeast corner of the Deborah Lang Survey, dated November 10, 1990, by Larry W. Carver, Ala. Reg. No. 15454, Deed Book 326, Pages 544 and 545, as recorded in the Probate Office of Shelby County, Alabama; thence 74 deg. 42 min. 52 sec. left and run South along the Easterly property line of said Deborah Lang Survey and along the Westerly line of said Parcel 2 for 122.22 feet to a 2" pipe; thence 70 deg. 19 min. 39 sec. left and run Southeasterly along the common line of said Parcels 2 and 1 for 763.86 feet to a 2" pipe; thence 32 deg. 40 min. 41 sec. left and continue along said common line for 281.00 feet to the point of beginning. Being situated in Shelby County, Alabama.

PARCEL NUMBER: 14-1-01-0-000-042.002

Real Estate Sales Validation Form

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

Grantor's Name	VERA JEAN REYNOLDS	Grantee's Name	JACK DONOVAN
Mailing Address	[SELLER2] 1208 Highway 83 Vincent, AL 35178	Mailing Address	MICHELLE DONOVAN 161 Lakeland Ridge Chelsea, AL 35043
Property Address	0 Highway 36 Chelsea, AL 35043	Date of Sale	July 18, 2019
		Total Purchase Price \$	90,000.00
		Or	
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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	<u>B. CHRISTOPHER BATTLES</u>
Unattested	_____	Sign	_____
	(verified by)		(Grantor/Grantee/Owner/ <u>Agent</u>) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/26/2019 09:53:14 AM
\$111.00 JESSICA
20190726000267810

Allen S. Bayl

Form RT-1