

This Instrument was Prepared by:

Send Tax Notice To: Mark Bell

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

1476 Sumner Dr
Columbiana AL 35051

File No.: S-19-25641

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

20190801000275860 1/3 \$282.00
Shelby Cnty Judge of Probate, AL
08/01/2019 08:28:44 AM FILED/CERT

That in consideration of the sum of **Two Hundred Sixty Thousand Dollars and No Cents (\$260,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Leslie Sumner Gannon, a Single woman, Lynn Sumner Jared, a married woman and Lori Sumner McGrath, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Bell**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

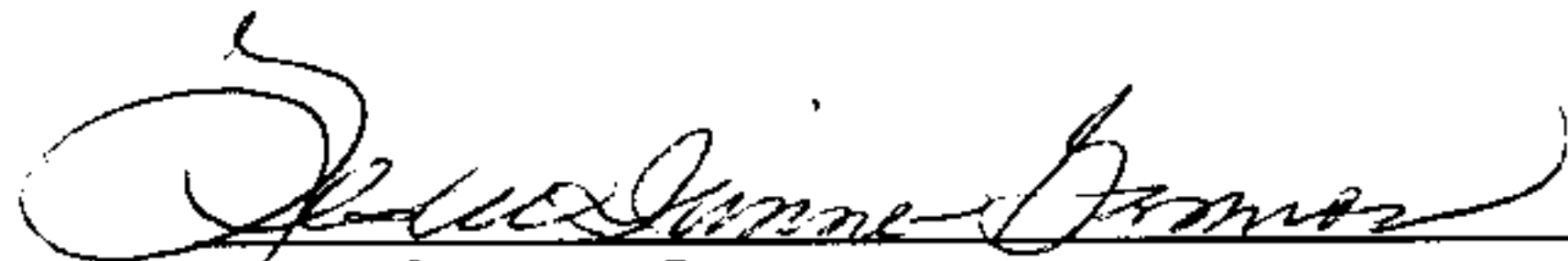
Property may be subject to 2019 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses.

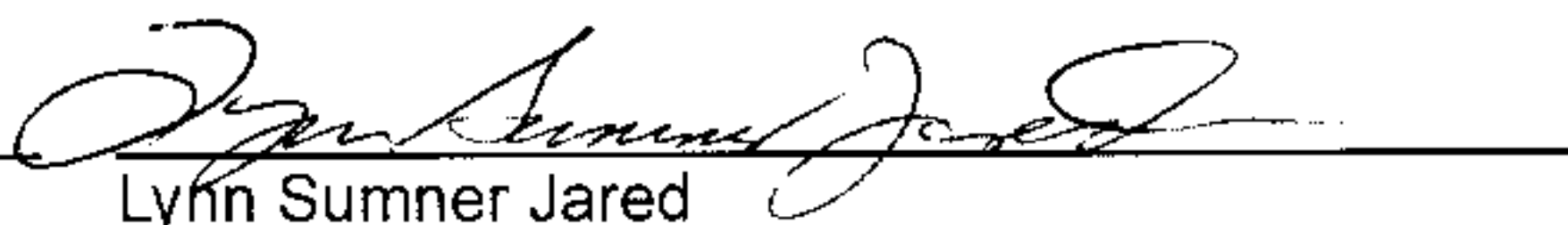
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

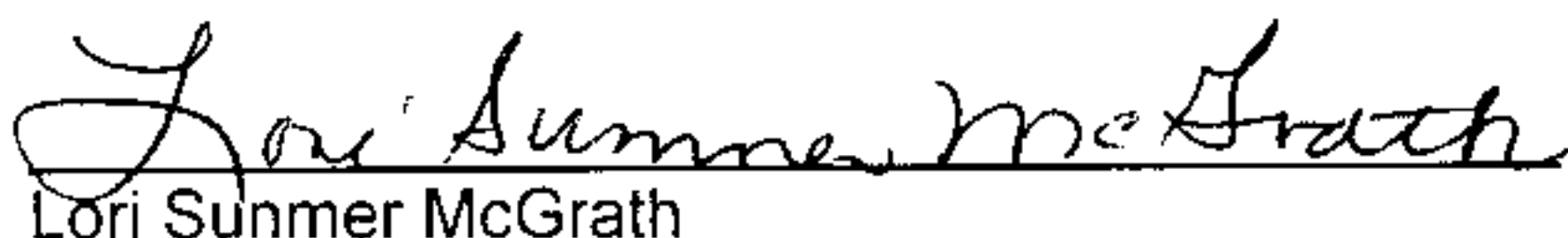
TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 26th day of July, 2019.


Leslie Sumner Gannon


Lynn Sumner Jared

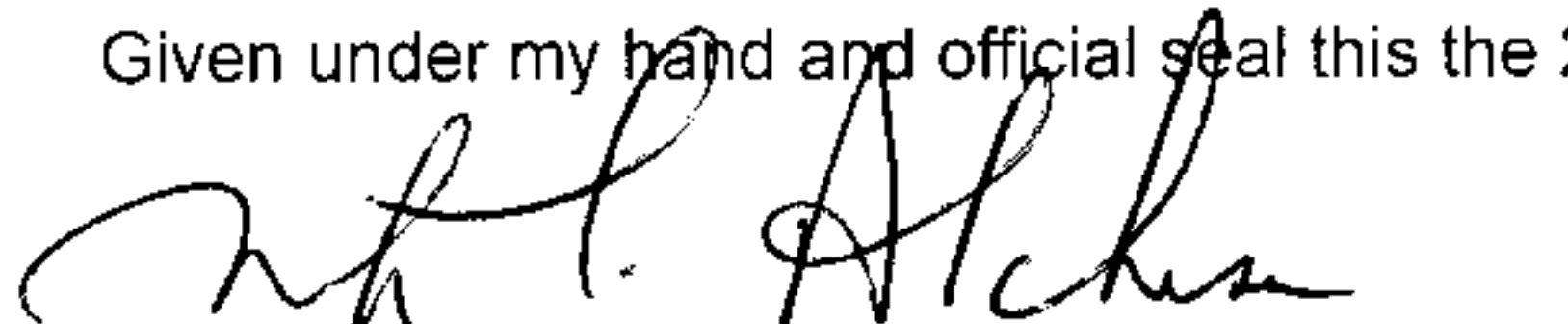

Lori Sumner McGrath

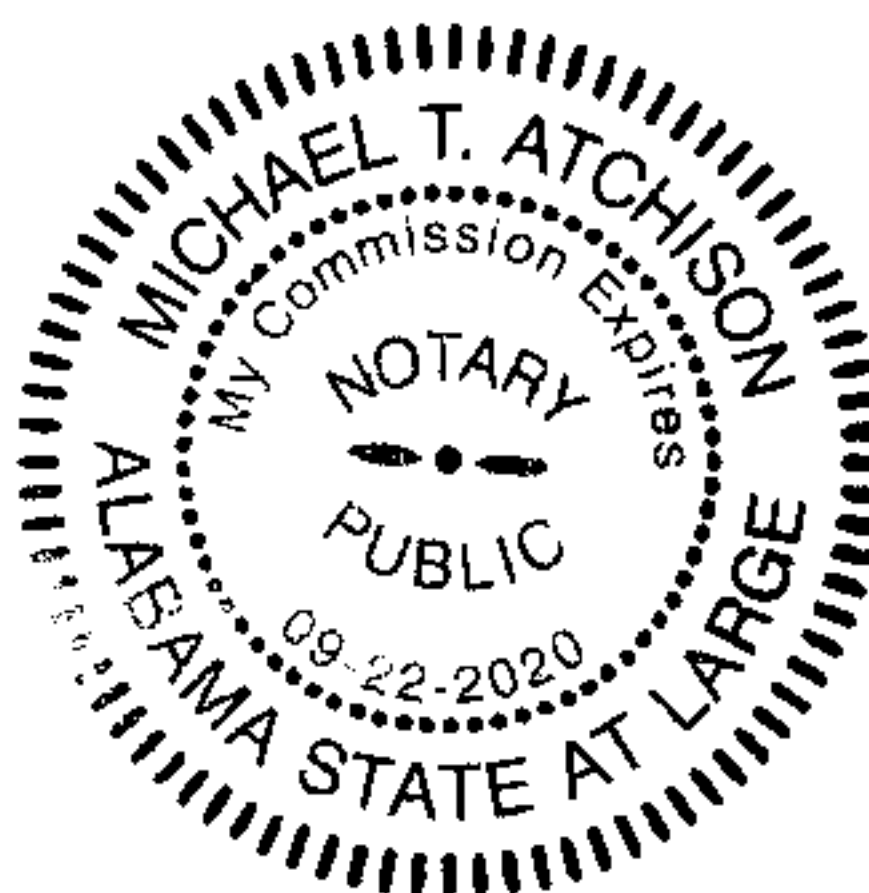
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Leslie Sumner Gannon, Lynn Sumner Jared, and Lori Sumner McGrath, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 26th day of July, 2019.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



Shelby County, AL 08/01/2019
State of Alabama
Deed Tax: \$260.00

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW Corner of the SE 1/4 of the NW 1/4 of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence S88°26'11"E for a distance of 203.20'; thence N20°56'50"E for a distance of 148.38'; thence N84°32'29"E for a distance of 60.00' to the POINT OF BEGINNING; thence continue N84°32'29"E for a distance of 248.98'; thence S18°04'06"E for a distance of 186.80' to the Northerly shore line of a lake, all further calls will be along said shoreline until otherwise noted; thence S78°53'21"W for a distance of 34.99'; thence S53°47'57"W for a distance of 75.24'; thence N28°18'36"W for a distance of 23.40'; thence S79°04'13"W for a distance of 29.30'; thence S01°08'39"W for a distance of 23.62'; thence N89°12'34"W for a distance of 66.41'; thence N86°21'25"W for a distance of 60.55'; thence S81°50'40"W for a distance of 25.00'; thence N05°03'48"W and leaving said shoreline for a distance of 213.27 to the POINT OF BEGINNING.

The above described land is located in the Southeast one-fourth of the Northwest one-fourth and the Northeast one-fourth of the Southwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama

A 30 FOOT INGRESS AND EGRESS EASEMENT being more particularly described as follows to-wit: Commence at a pine knot in rock pile accepted as the Southwest corner of the Southeast one-fourth of the Northwest one-fourth of Section 36, Township 20 South, Range 1 West, Shelby County, Alabama; thence proceed North 02 degrees 52 minutes 48 seconds East along the West boundary of said quarter-quarter section for a distance of 94.40 feet to a point on the southerly boundary of said easement, said point being the point of beginning. From this beginning point continue North 82 degrees 52 minutes 48 seconds East along the West boundary of said quarter-quarter section for a distance of 34.81 feet to a point on the North boundary of said easement; thence proceed North 84 degrees 06 minutes 30 seconds East along the North boundary of said easement for a distance of 263.32 feet to a 1" rebar in place; thence proceed North 84 degrees 32 minutes 29 seconds East along the North boundary of said easement for a distance of 288.88 feet (set 1/2" rebar); thence proceed South 18 degrees 04 minutes 06 seconds East for a distance of 21.91 feet; thence proceed South 84 degrees 32 minutes 29 seconds West along the southerly boundary of said easement for a distance of 308.98 feet; thence proceed South 73 degrees 24 minutes 51 seconds West for a distance of 89.45 feet; thence proceed South 85 degrees 18 minutes 34 seconds West for a distance of 165.30 feet to the point of beginning being the termination of said easement.



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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 Leslie Sumner Gannon
Lynn Sumner Jared
Lori Sumner McGrath

Mailing Address 277 Breem Cove Rd
Columbiana, AL 35051

Property Address 1476 Sumner Drive
Columbiana, AL 35051

Grantee's Name Mark Bell

Mailing Address 1476 Sumner Dr
Columbiana, AL 35051

Date of Sale July 26, 2019

Total Purchase Price \$260,000.00

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)

☐ 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 of 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 July 26, 2019

Print Leslie Sumner Gannon

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Form RT-1