

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-19-25374

Send Tax Notice To: Christal Dawn Patterson
Justin Cantrell
334 Quail Ridge Ln.
Wilsonville, AL 35186

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Sixty Four Thousand Five Hundred Dollars and No Cents (\$164,500.00)**, 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, **Virgle Allen Bussey and Stacey R. Bussey**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christal Dawn Patterson and Justin Cantrell**, (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 taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$166,161.00 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 Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 2nd day of August, 2019.

Virgle Allen Bussey
Virgle Allen Bussey

Stacey R. Bussey
Stacey R. Bussey

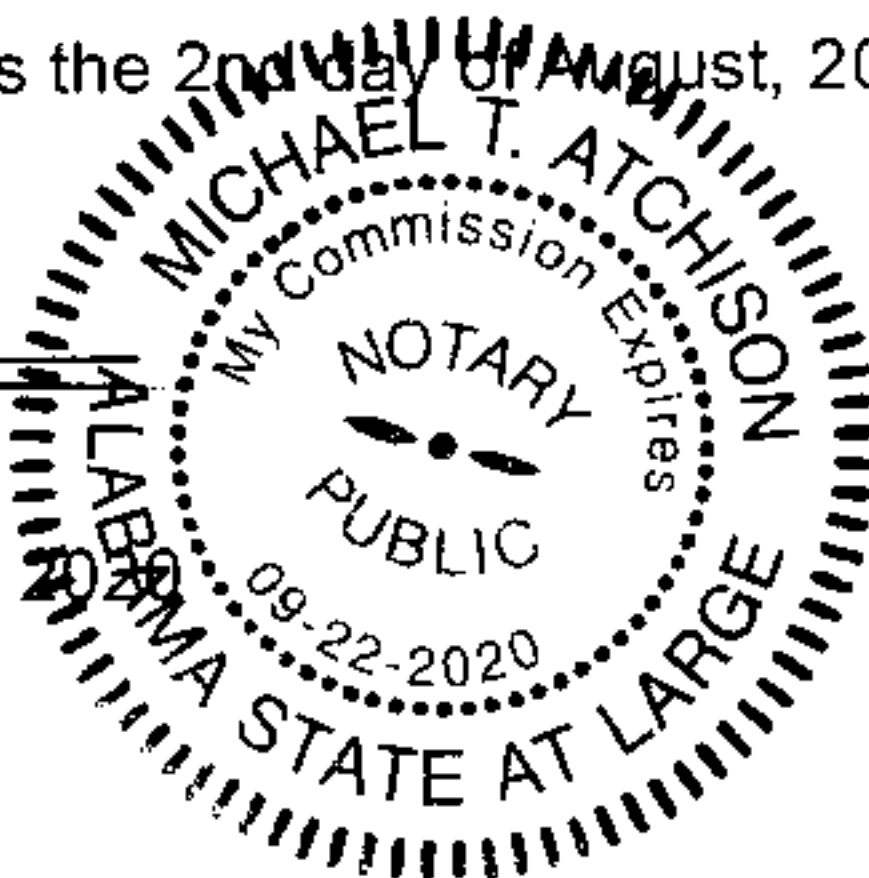
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Virgle Allen Bussey and Stacey R. Bussey, 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 2nd day of August, 2019.

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



20190807000284660 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
08/07/2019 12:55:43 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 3, Township 21 South, Range 1 East Shelby County, Alabama and run South along the East boundary thereof 60.0 feet to the point of beginning, said point lying on the Southwest margin or Right of Way of Airport Road (gravel, 30 Foot Row) thence turn right 90 degrees 20 minutes 38 seconds Westerly 344.66 feet, thence turn left 90 degrees 19 minutes 22 seconds Southerly 524.8 feet, thence run East 491.9 feet to an iron pin on the South margin or right of way of Airport Road, thence run Northwesterly along said road margin 545 feet to the point of beginning. Above-described parcel lying Southeast 1/4 of the Northeast 1/4 of Section 3 and the Southwest 1/4 of the Northwest 1/4 of Section 2, all in Township 21 South, Range 1 East, Shelby County, Alabama.



20190807000284660 2/3 \$22.00
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	Virgle Allen Bussey Stacey R. Bussey	Grantee's Name	Christal Dawn Patterson Justin Cantrell
Mailing Address		Mailing Address	334 Quail Ridge Ln. Wilsonville, AL 35186
Property Address	334 Quail Ridge Ln. Wilsonville, AL 35186	Date of Sale	August 02, 2019
		Total Purchase Price	\$164,500.00
		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 August 01, 2019

Print Mike T. Atchison

Unattested

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190807000284660 3/3 \$22.00
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Form RT-1