

This Instrument was Prepared by:

Send Tax Notice To: William T. Carter
Linda Carter

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

File No.: MV-19-25514

189 Hazing Hollow Lane
Montevallo, AL 35115

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 **Two Hundred Eighty Nine Thousand Four Hundred Dollars and No Cents (\$289,400.00)**, 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, **Debra Dorris, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William T. Carter and Linda Carter**, (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.

No part of the homestead of the Grantors herein spouse. Debra Dorris and Debra English are one in the same person.


\$242,250.00 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 29th day of July 2019.


Debra Dorris



20190813000293490 1/4 \$71.50
Shelby Cnty Judge of Probate, AL
08/13/2019 02:28:32 PM FILED/CERT

State of SC

County of Greenville

I, Elizabeth L. Weisner, a Notary Public in and for the said County in said State, hereby certify that Debra Dorris, 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 29th day of July 2019.


Notary Public State of SC
South Carolina
My Commission Expires: 12/31/2021

Shelby County, AL 08/13/2019
State of Alabama
Deed Tax: \$47.50

EXHIBIT "A"

PARCEL I:

Commence at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 2 degrees 00 minutes 19 seconds West 626.56 feet; thence North 50 degrees 49 minutes 17 seconds West 43.83 feet to the point of beginning; thence North 88 degrees 51 minutes 45 seconds West 208.64 feet to an iron pin; thence North 00 degrees 00 minutes West 150.66 feet to an iron pin; thence North 88 degrees 51 minutes 45 seconds West 230.12 feet to an iron pin; thence South 00 degrees 06 minutes 00 seconds East 766.45 feet to an iron pin; thence South 85 degrees 24 minutes 14 seconds East 451.44 feet to an iron pin; thence North 01 degrees 05 minutes 24 seconds West 643.37 feet to the point of beginning. Said property lying and being in the Southeast Quarter of the Southwest Quarter of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama.

PARCEL II:

Centerline description of 15-foot ingress and egress easement:

Commence at the Northeast corner of above described parcel; thence North 88 degrees 51 minutes 45 seconds West 30.0 feet to the point of beginning; thence North 75 degrees 00 minutes East 75.0 feet; thence North 15 degrees 05 minutes 25 seconds West 181.15 feet; thence North 19 degrees 58 minutes 39 seconds East 235.32 feet; thence North 71 degrees 45 minutes 03 seconds East 117.45 feet; thence South 71 degrees 34 minutes 25 seconds East 112.55 feet; thence South 61 degrees 59 minutes 10 seconds East 76.34 feet to the Westerly right of way of Shelby County Road 73. Said easement being 7.5 feet on each side of centerline description.

PARCEL III:

SW 1/4 of SE 1/4 lying South and West of Shelby County Highway No. 73, in Section 9, Township 24 North, Range 12 East.


LESS AND EXCEPT:

Commence at a concrete monument accepted as the Northwest corner of the SW 1/4 of the SE 1/4 of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama and run South 1 degree 45 minutes 17 seconds East for a distance of 158.28 feet; thence North 71 degrees 42 minutes 07 seconds East for a distance of 132.71 feet; thence South 72 degrees 45 minutes 53 seconds for a distance of 138.24 feet; thence South 50 degrees 29 minutes 53 seconds for a distance of 146.86 feet; thence South 74 degrees 39 minutes 53 seconds for a distance of 71.0 feet to a point of intersection with the West right of way line of Highway No. 73; thence North 19 degrees 05 minutes 14 seconds West for a chord distance of 315.31 feet to a point of intersection with the North line of said 1/4-1/4 section; thence South 98 degrees 16 minutes 01 second West for a distance of 342.72 feet to point of beginning.

LESS AND EXCEPT:

Commence at the Southwest corner of the Southwest quarter of the Southeast quarter of Section 9, Township 24 North, Range 12 East, Shelby County, Alabama, and run thence North 89 degrees 55 minutes 20 seconds East along the South line of said quarter-quarter section a distance of 520.24 feet to a set rebar corner and the point of beginning of the property being described; thence run North 89 degrees 55 minutes 19 seconds East a distance of 210.00 feet to a set rebar corner on the westerly margin of Shelby County Highway No. 73; thence run North 15 degrees 40 minutes 23 seconds West along said margin of said highway a distance of 215.00 feet to a set rebar corner; thence run South 89 degrees 55 minutes 19 seconds West a distance of 210.00 feet to a set rebar corner; thence run South 15 degrees 40 minutes 23 seconds East a distance of 215.00 feet to the point of beginning.

According to the survey of Joseph E. Conn, dated April 26, 2002.


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Shelby Cnty Judge of Probate, AL
08/13/2019 02:28:32 PM FILED/CERT



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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	Debra Dorris	Grantee's Name	William T. Carter
Mailing Address	4461 Hawkins Rd. Greer, SC 29651	Mailing Address	Linda Carter 189 Hazing Hollow Lane Montevallo, AL 35115
Property Address	189 Hazing Hollow Lane Montevallo, AL 35115	Date of Sale	
		Total Purchase Price	\$289,400.00
		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 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 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 June 25, 2019

Unattested

(verified by)

Print Debra Dorris

Sign Debra Dorris

(Grantor/Grantee/Owner/Agent) circle one