

This Instrument was Prepared by:

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

Send Tax Notice To: Jeffery Lynn Elliott  
Nicole Anne Elliott  
Mary Horton-Joiner

570 Paradise Cove Lane  
Wilsonville AL 35786

File No.: MV-19-25684

## CORPORATION FORM 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 **Eighty Five Thousand Dollars and No Cents (\$85,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **BM Properties, LLC**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Jeffery Lynn Elliott, Nicole Anne Elliott, and Mary Horton-Joiner**, (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

**\$90,000.00** 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Managing Member, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of August, 2019.

BM PROPERTIES, LLC

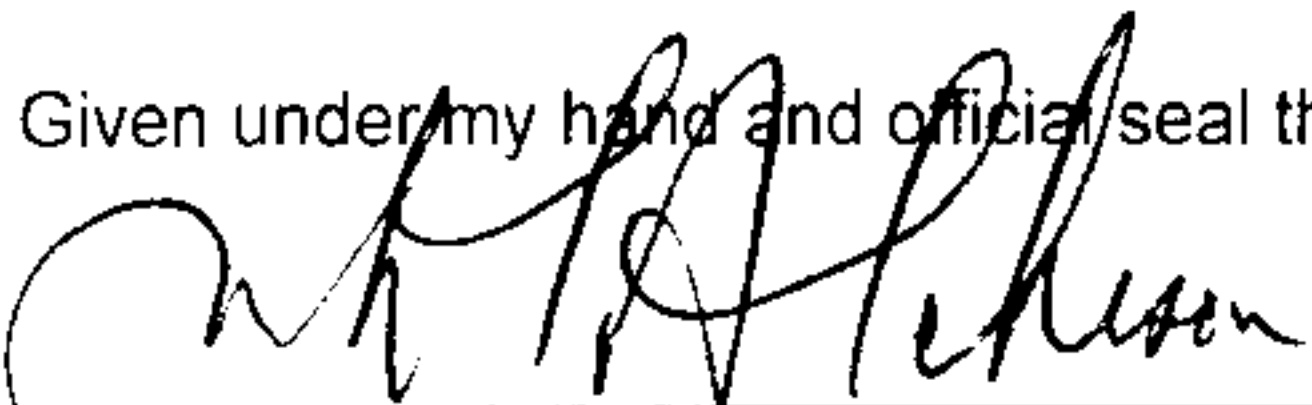
By Michael Ferguson  
Managing Member

State of Alabama

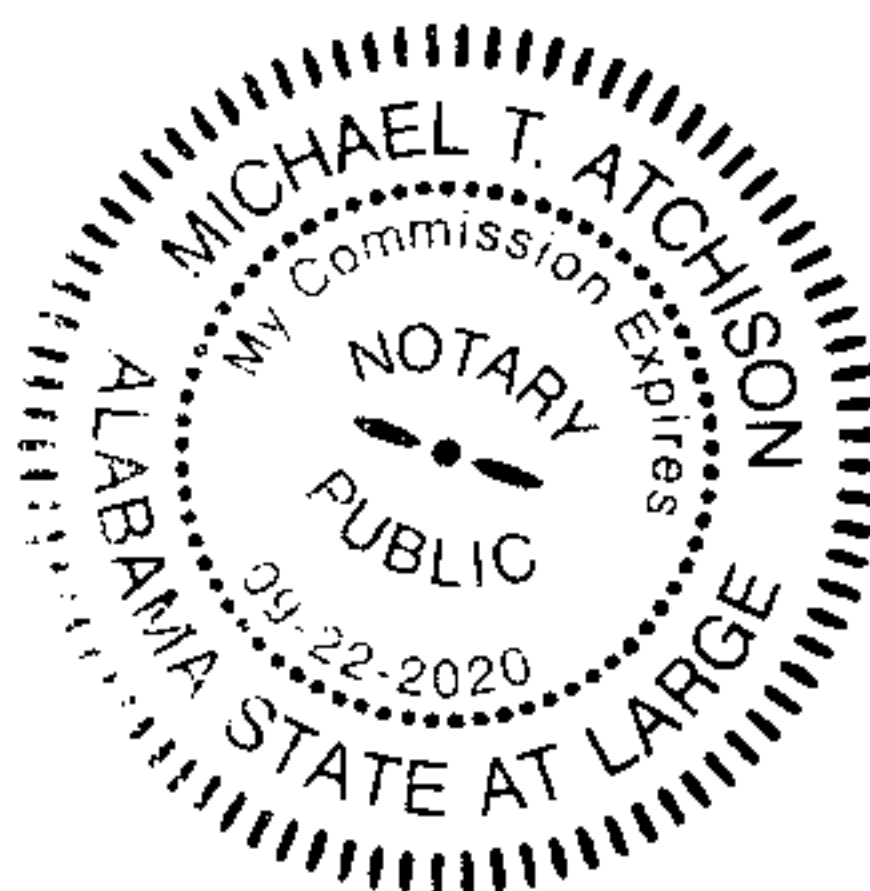
County of Shelby


I, Mike T. Atchison, a Notary Public in and for said County in said State, hereby certify that Michael Ferguson as Managing Member of BM Properties, LLC 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 the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 15th day of August, 2019.



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



  
20190822000308990 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/22/2019 03:00:03 PM FILED/CERT

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**TRACT ONE:**  
**PARCEL 1:**

Commence at the NE corner of the SW 1/4 of the SW 1/4, Section 23, Township 21 South, Range 1 East; thence South 1 degree 22 minutes 37 seconds East (MB) for a distance of 400.00 feet to a point (iron pin); thence continue South 1 degree 22 minutes 37 seconds East (MB) for a distance of 50.0 feet to a point (iron pin); thence turn an angle of 52 degrees 20 minutes 25 seconds to the right and proceed South 50 degrees 57 minutes 48 seconds West (MB) for a distance of 482.00 feet to the Point of Beginning; thence continue along last described course for a distance of 157.50 feet to a point of intersection with the Alabama Power Company 397 foot elevation contour (iron pin); thence proceed southerly along the said 397 foot contour for a distance of 80 feet, more or less, to a point, being a point equidistant from the NW corner and SW corner of Grantor's land as described in Deed recorded in Real Book 041, Page 283, in the Probate Office of Shelby County, Alabama; thence turn left and run easterly 160 feet along the centerline of an existing road or drive; thence turn left and run northerly 150 feet, more or less to the point of beginning.

**PARCEL 2:**

The remaining part of a parcel of land in the Southwest quarter of the Southwest quarter of Section 23, Township 21 South, Range 1 East, being a part of the same land described in a deed to M. C. Wilson, recorded in Real Book 41, Page 283, of the real property records of Shelby County, Alabama; said parcel of land being more particularly described as follows:

Commencing at a 1 1/2" pipe found at the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 25; thence South 00 degrees 43 minutes 13 seconds East, along the East line of said Sixteenth Section a distance of 449.92 feet to a 1" rebar found; thence South 00 degrees 46 minutes 26 seconds East a distance of 366.37 feet to the point of beginning; thence South 00 degrees 46 minutes 26 seconds East a distance of 53.70 feet to a point; thence South 36 degrees 52 minutes 27 seconds West a distance of 163.72 feet to a point; thence South 89 degrees 26 minutes 25 seconds West, a distance of 188.80 feet to a point; thence North 20 degrees 49 minutes 57 seconds West a distance of 121.32 feet to a point; thence North 77 degrees 29 minutes 10 seconds East a distance of 337.47 feet to the point of beginning.

**PARCEL 3:**

Commence at the NE corner of the SW 1/4 of SW 1/4, Section 23, Township 21 South, Range 1 East; thence South 1 degree 22 minutes 37 seconds East (MB) for a distance of 400.00 feet to a point (iron pin); thence continue South 1 degree 22 minutes 37 seconds East (MB) for a distance of 50.0 feet to a point (iron pin); thence turn an angle of 52 degrees 20 minutes 25 seconds to the right and proceed South 50 degrees 57 minutes 48 seconds West (MB) for a distance of 639.50 feet to a point of intersection with the Alabama Power Company 397 foot elevation contour (iron pin); thence proceed southerly along the said 397 foot contour for a distance of 80 feet, more or less, to the point of beginning, being a point equidistant from the NW corner and SW corner of Grantor's land as described in deed recorded in Real Book 041, Page 283, in the Probate office of Shelby County, Alabama; thence continue southerly along the said 397 foot contour for a distance of 80 feet, more or less, to the SW corner of Grantors' said land (iron pin); thence proceed North 88 degrees 50 minutes East (MB) for a distance of 195 feet; thence turn left and run northerly to a point in the center of an existing road or drive which is 160 feet easterly along said centerline from the point of beginning; thence turn left and run westerly 160 feet along the centerline of said existing road to the point of beginning.  
Subject to recorded and unrecorded easements, rights of way and encumbrances.

LESS AND EXCEPT a portion in the NW corner reserved for a park. GRANTEE herein shall not lease or rent said property without prior written consent of GRANTOR.



20190822000308980 2/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
08/22/2019 03:00:03 PM FILED/CERT

## Real Estate Sales Validation Form

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

Grantor's Name BM Properties, LLC  
Mailing Address P.O. Box 177  
Saginaw, AL 35177  
Property Address 600 Paradise Cove Lane  
Wilsonville, AL 35186

Grantee's Name Jeffery Lynn Elliott  
Nicole Anne Elliott  
Mailing Address 570 Paradise Cove Ln  
Wilsonville, AL 35186  
Date of Sale August 15, 2019  
Total Purchase Price \$85,000.00  
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  
☒ 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 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 15, 2019

Print BM Properties, LLC

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20190822000308980 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
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Form RT-1