

This Instrument was Prepared by:

Send Tax Notice To: John Robert Wall  
Teri Lynn Wall

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

6721 Country Vale Rd  
Pinson, AL 35126

File No.: S-19-25645

**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 Thousand Dollars and No Cents (\$280,000.00)**, 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, **Melissa Newell**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Robert Wall and Teri Lynn Wall**, (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 all 2019 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$100,000.00** 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 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 August, 2019.

  
\_\_\_\_\_  
Melissa Newell

Shelby County, AL 08/30/2019  
State of Alabama  
Deed Tax: \$280.00

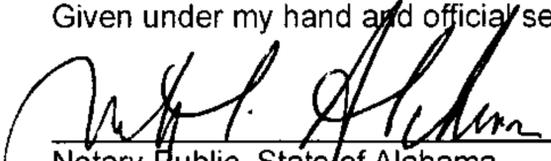
State of Alabama

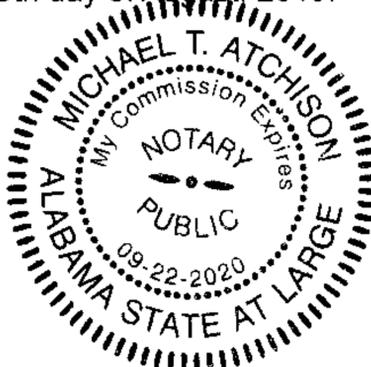
County of Shelby

  
20190830000321190 1/3 \$301.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 09:54:32 AM FILED/CERT

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Melissa Newell, 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 August, 2019.

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



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

Part of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commencing at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 28, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 01 degree 09 minutes 12 seconds East a distance of 49.46 feet to a 1/2" rebar in place located on the North right of way of Shelby County Road No. 56; thence along said right of way South 88 degrees 45 minutes 10 seconds East a distance of 799.66 feet to a 1/2" rebar set, said point being the point of beginning, from this beginning point proceed North 00 degrees 42 minutes 48 seconds West a distance of 623.53 feet to a 1/2" rebar set; thence South 88 degrees 55 minutes 03 seconds East a distance of 329.10 feet to a 3/4" bolt in place; thence South 00 degrees 00 minutes 32 seconds West a distance of 624.27 feet to a 3/4" rebar in place on the North right of way of Shelby County Road No. 56; thence along said right of way North 88 degrees 44 minutes 59 seconds West a distance of 321.26 feet back to the point of beginning.

According to the survey of Kelvin L. Harris, dated July 9, 2018.

  
20190830000321190 2/3 \$301.00  
Shelby Cnty Judge of Probate, AL  
08/30/2019 09:54:32 AM FILED/CERT



20190830000321190 3/3 \$301.00  
 Shelby Cnty Judge of Probate, AL  
 08/30/2019 09:54:32 AM 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 Melissa Newell,  
2416 1st Ave No  
 Mailing Address Birmingham, AL 35201  
 Property Address 435 Hwy 56  
Wilsonville, AL 35186

Grantee's Name John Robert Wall  
Teri Lynn Wall  
 Mailing Address 6121 Country Vale Rd  
Pinson, AL 35126  
 Date of Sale August 29, 2019  
 Total Purchase Price \$280,000.00  
 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).

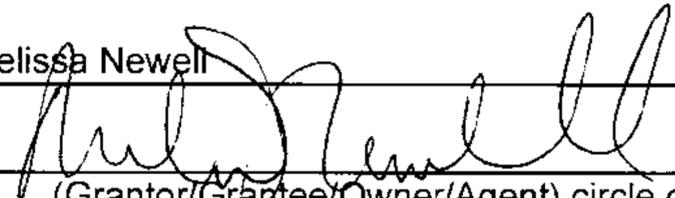
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date August 27, 2019

Unattested

\_\_\_\_\_  
 (verified by)

Print Melissa Newell

Sign   
 (Grantor/Grantee/Owner/Agent) circle one