

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, Emily Wright, a married woman (herein referred to as grantor), grant, bargain, sell and convey unto Emily Wright and Brian P. Wright, a married couple, (herein referred to as grantees), for and during their joint lives, and upon death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT A, LEGAL DESCRIPTION

For ad valorem tax purposes only, the address for the above described property is 1084 Dunnivant Valley Road, Birmingham, AL 35242.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 9th day of August, 2019.

Handwritten signature of Emily Wright over a horizontal line.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that Emily Wright, whose name 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 9th day of August, 2019.

Handwritten signature of Notary Public, followed by the text 'NOTARY PUBLIC' and 'My Commission Expires: 3/3/2021'.

THIS INSTRUMENT PREPARED BY: David C. Jamieson, Attorney

AFTER RECORDING RETURN TO:
Smith Closing & Title, LLC, 3000 Riverchase Galleria Suite 705, Birmingham, AL 35244

Shelby County, AL 09/06/2019
State of Alabama
Deed Tax: \$154.50

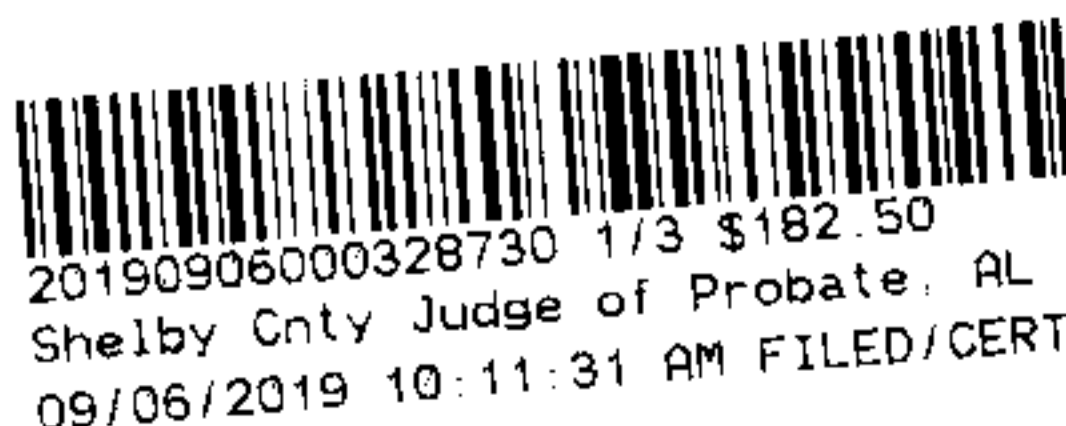


Exhibit A, Legal Description

PARCEL ONE:

Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West; thence run East along the North line of said 1/4-1/4 Section a distance of 311.15 feet to the center line of the Old Dunnavant Dirt Road; thence turn an angle of 129 deg. 52 min. to the right and run along the center line of Old Dunnavant Dirt Road a distance of 124.23 feet; thence turn an angle of 10 deg. 40 min. to the left and continue along the center line of said dirt road a distance of 86.50 feet to the point of beginning; thence continue in the same direction along the center line of said dirt road a distance of 166.00 feet; thence turn an angle of 23 deg. 09 min. to the left and continue along the center line of said dirt road a distance of 76.90 feet; thence turn an angle of 8 deg. 49 min. to the left and continue along the center line of said road a distance of 218.44 feet to a point on the NW right of way line of Shelby County Highway No. 41; thence turn an angle of 128 deg. 12 min. 34 sec. to the left to the Tangent of a right of way curve and run along said curve (whose Delta Angle is 6 deg. 28 min. 48 sec. to the left, Radius is 3,041.50 feet, Tangent is 172.16 feet, Length of Arc is 343.96 feet) to a point on the curve; thence turn an angle of 82 deg. 34 min. 19 sec. to the left from Tangent and run a distance of 260.96 feet to the point of beginning. Situated in the Northeast 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama.

PARCEL TWO:

A parcel of land situated in Section 16, Township 19 South, Range 1 West, in Shelby County, Alabama, and more particularly described as follows: Begin at the point 95 feet NE of the intersection of the West line of the NE 1/4 of the SW 1/4 of said section and the northern right of way of County Road 41; thence northerly 297.28 feet; thence easterly 34.09 feet; thence southwesterly 53.6 feet; thence southeasterly 218.44 feet; thence southwesterly 39.42 feet to the point of beginning, being situated in Shelby County, Alabama.

PARCEL THREE:

Part of the NE 1/4 of the SW 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows: From the NW corner of said NE 1/4 of SW 1/4 run in an easterly direction along the north line of said 1/4-1/4 section for a distance of 311.15 feet; thence turn an angle to the right of 129 deg. 52 min. and run in a southwesterly direction for a distance of 124.23 feet; thence turn an angle to the left of 10 deg. 40 min. and run in a southwesterly direction for a distance of 252.50 feet to an existing iron rebar being the point of beginning; thence turn an angle to the left of 23 deg. 09 min. and run in a southerly direction for a distance of 23.90 feet; thence turn an angle to the right of 85 deg. 54 min. 15 sec. and run in a westerly

direction for a distance of 34.09 feet; thence turn an angle to the right of 86 deg. 19 min, 29 sec. and run in a northerly direction for a distance of 12.0 feet; thence turn an angle to the right of 75 deg. 42 min. and run in a Northeasterly direction for a distance of 38.44 feet, more or less to the point of beginning being situated in Shelby County, Alabama



20190906000326730 2/3 \$182.50
Shelby Cnty Judge of Probate, AL
09/06/2019 10:11:31 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 Emily Wright
Mailing Address 1084 Dunwoood Valley Rd
Birmingham, AL 35242

Grantee's Name Brian Wright
Mailing Address 1084 Dunwoood Valley Rd
Birmingham, AL 35242

Property Address 1084 Dunwoood Valley Rd
Birmingham, AL 35242

Date of Sale 8/9/19
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$308,440 $\frac{1}{2}$ = 154,220

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 or 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 9/6/19
Unattested

Print Emily Wright
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Verified by)

