

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
(205) 699-5000

Send Tax Notice To:
WILLIAM CALLAWAY and
JENA CALLAWAY
113 LORRIN LANE
CHELSEA, AL 35147

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

State of Alabama
Shelby County

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Ten Thousand and 00/100 (\$210,000.00) to the undersigned Grantors, AMBER MANLEY, a married woman, and CLIFFORD MANLEY, her husband, (hereinafter referred to as Grantors), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto WILLIAM CALLAWAY and JENA CALLAWAY, (herein referred to as Grantees), for and during their joint lives and upon the 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:

LOT 3, OF THE VILLAGES OF WESTOVER SECTOR 1, ACCORDING TO MAP BOOK 39, PAGES 9A AND 9B, AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

Property address: 113 LORRIN LANE, CHELSEA, AL 35147

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence:
Closing Statement

Subject to:

1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Right of way, easement, partial release and covenants and restrictions as set forth in right of way deed by and between Kimberly-Clark Corporation and Colonial Pipe Line Company recorded in Deed Book 283, Page 716.
5. Right of way granted to Alabama Power Company as set forth in Book 228, Page 793; Instrument #20070517000229750.
6. Right of way granted to Colonial Pipeline Company as set forth in Volume 220, Page 999; Deed Book 221, Page 846; Deed Book 268, Page 214; Deed Book 268, Page 809; Deed Book 220, Page 820, in the Office of the Judge of Probate of Shelby County, Alabama.
7. Right of way granted to Shelby County, Alabama as set forth in Deed Book 147, Page 514; Deed Book 147, Page 511, in the Office of the Judge of Probate of Shelby County, Alabama.

8. Transmission Line Permit recorded in Deed Book 103, Page 188; Deed Book 147, Page 45; Deed Book 147, Page 46; Deed Book 118, Page 497.
9. Right of way granted to Plantation Pipe Line Company as set forth in Deed Book 112, Page 254, in the Office of the Judge of Probate of Shelby County, Alabama.
10. Easement to BellSouth as recorded in Instrument# 20061023000521080, in the Probate Office of Shelby County, Alabama.
11. Subject to covenants, conditions and restrictions (deleting therefrom, and restrictions indicating any preference, limitation, or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Instrument# 20080109000013350, in the Probate Office of Shelby County, Alabama.
12. Easements and building lines as shown on recorded map.
13. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto together with any release of liability for injury of damage to persons or property as a result of the exercise of such rights as recorded in Instrument #20120607000201410.

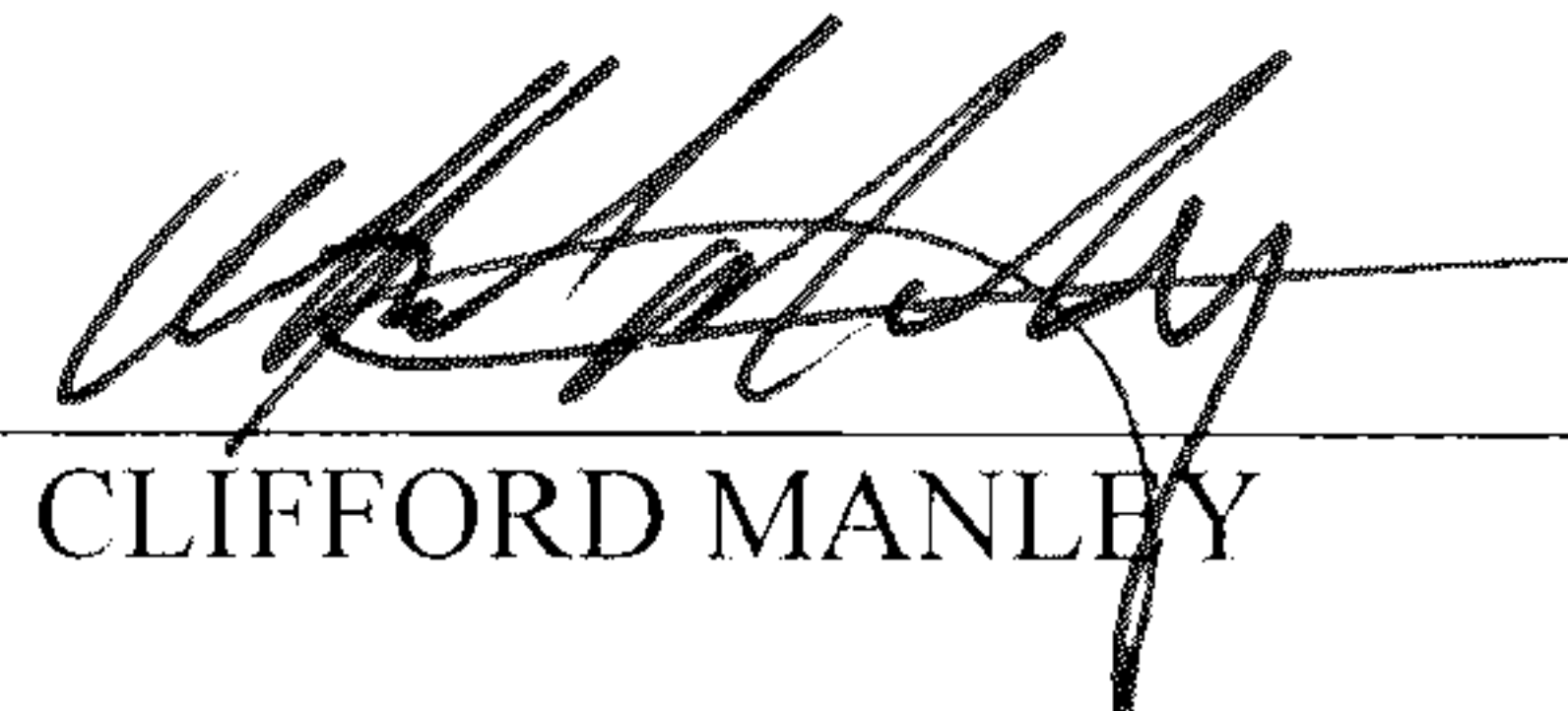
\$199,500.00 of the purchase price received above was paid from a purchase money mortgage loan closed simultaneously herewith.

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

And said Grantors, for said Grantors, their heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that Grantors are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that Grantors ha a good right to sell and convey the same as aforesaid; that Grantors will, and their 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 persons.

IN WITNESS WHEREOF, said Grantors have hereunto set their hand and seal this the 10th day of September, 2019.

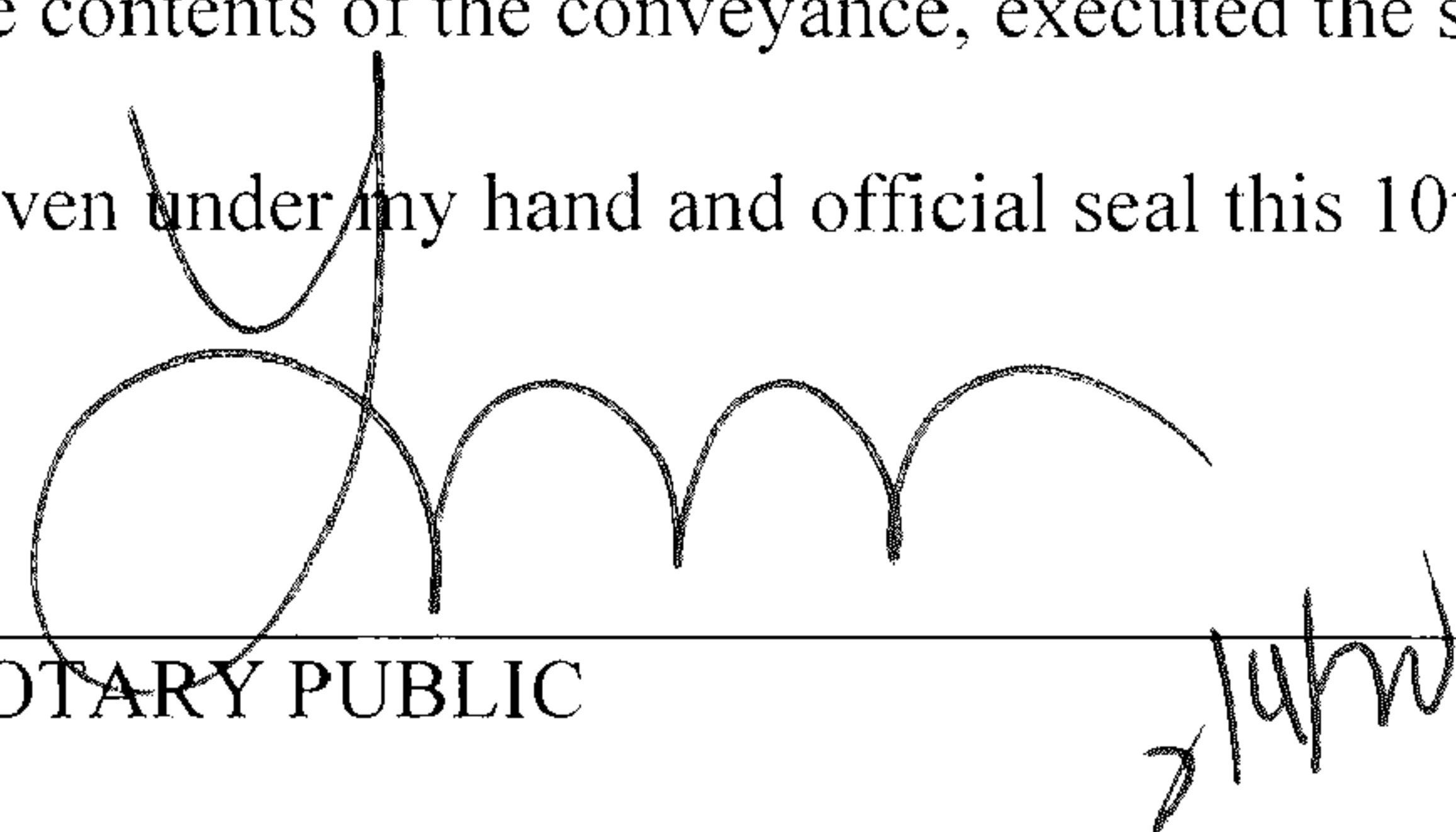

AMBER MANLEY


CLIFFORD MANLEY

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that AMBER MANLEY, a married woman, and CLIFFORD MANLEY, her husband, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of September, 2019.


NOTARY PUBLIC



Real Estate Sales Validation Form

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

Grantor's Name:	AMBER MANLEY and CLIFFORD MANLEY	Grantee's Name:	WILLIAM CALLAWAY and JENA CALLAWAY
Mailing Address:	113 LORRIN LANE CHELSEA, AL 35147	Mailing Address:	113 LORRIN LANE CHELSEA, AL 35147
Property Address:	113 LORRIN LANE CHELSEA, AL 35147	Date of Sales	September 10th, 2019
		Total Purchase Price:	(\$210,000.00)
		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	_____	Tax Appraisal
_____	Sales Contract	_____	Other Tax Assessment
x _____	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: September 10th, 2019

_____ Unattested

_____ (verified by)

Print Laura L. Barnes

Sign _____

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/12/2019 02:53:55 PM
\$38.50 CATHY
20190912000336510

Allen S. Bayl