

THIS INSTRUMENT WAS PREPARED
WITHOUT BENEFIT OF A TITLE

SEARCH BY:

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SEND TAX NOTICE TO:

David L. Marchant (LE)
87 Hawthorne Drive
Calera, AL 35040



20190918000342870 1/3 \$91.50
Shelby Cnty Judge of Probate, AL
09/18/2019 11:42:51 AM FILED/CERT

Shelby County, AL 09/18/2019
State of Alabama
Deed Tax:\$63.50

State of Alabama §

§

Shelby County §

WARRANTY DEED

RESERVING A LIFE ESTATE

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 Grantee herein, the receipt, adequacy and sufficiency whereof is hereby acknowledged, **David L. Marchant, a widower, the surviving spouse of Frances Marchant, Deceased, who died on April 30, 2019, whose address is 87 Hawthorne Drive, Calera, Alabama 35040**, (herein referred to as the "Grantor", whether one or more), do grant, bargain, sell and convey unto **Kenneth Wayne George, Jr., whose address is 91 Hawthorne Drive, Calera, AL 35040**, (herein referred to as the "Grantee", whether one or more), the following described real estate, situated in and lying within **Shelby County, Alabama**, to-wit:

Start at the intersection where the North right of way line of the Southern railroad crosses the West boundary line of the NW 1/4 of the NW 1/4 of Section 3, Township 24, Range 13 East, Shelby County, AL and run North along the west line of said 40 acres 210 feet to a point of beginning; thence continue along the same. course for 2.10 feet, thence in a Northeasterly direction 210 feet parallel with said Southern railroad, thence South and parallel with the west line of the tract herein conveyed 210 feet; thence run in a Southwesterly direction parallel with the North Right of Way of said railroad 210 feet to point of beginning. Same being the balance of the tract of land heretofore conveyed to Alton L. Glass and wife, Christine Glass by H. E. Alexander and wife, Johnnie L. Alexander as recorded in Deed Book 201, Page 349 Office of Judge of Probate, the other portion having been heretofore conveyed by the present grantors to David L. Marchant and wife, Frances Marchant, the present grantee.

AND

Begin at the intersection where the north right-of-way of Southern Railroad crosses the west boundary line of the NW 1/4 of the NW 1/4 of Section 3, Township 24, Range 13 East and run north along the west line of said forty acres 210 feet; run thence in a Northeasterly direction 210 feet parallel with the Southern Railroad; run thence south and parallel with the west line of the tract herein conveyed 210 feet to the north right-of-way line of the Southern Railroad; run thence on a Southwesterly direction along the north right-of-way of the said Railroad 210 feet to the point of containing one acre in the NW 1/4 of the NW 1/4, of Section 3, Township 24, Range 13 East, Shelby County, AL

SOURCE OF TITLE: Deed Book 261 Page 252 and Deed Book 261 Page 254

The Property conveyed is the homestead of the Grantor.

ADDRESS OF PROPERTY:

**87 Hawthorne Drive
Calera, AL 35040**

20190918000342870 2/3 \$91.50
Shelby Cnty Judge of Probate, AL
09/18/2019 11:42:51 AM FILED/CERT

THE GRANTOR, DAVID L. MARCHANT, DOES HEREBY RESERVE UNTO HIMSELF A LIFE ESTATE IN AND TO THE ABOVE DESCRIBED PROPERTY HEREIN BEING CONVEYED WITH REMAINDER TO KENNETH WAYNE GEORGE, JR.

This conveyance is made subject to all restrictions, easements, reservations, and rights of way of record in the Office of the Judge of Probate of Shelby County Alabama, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining and the reversion, remainder or remainders, rents, issues, and profits thereof, and also all the estate, right, title, interest, dower and rights of dower, property, possession, claim and demand whatsoever as well in law as in equity, of the said Grantor, of, in, and to the same and every part or parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD to the said Grantee, absolutely in fee simple.

And I do for myself and for my heirs, executors, assigns, and administrators covenant with the said Grantee(s), his successors and assigns, that I am lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, his successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 17th day of September, 2019.

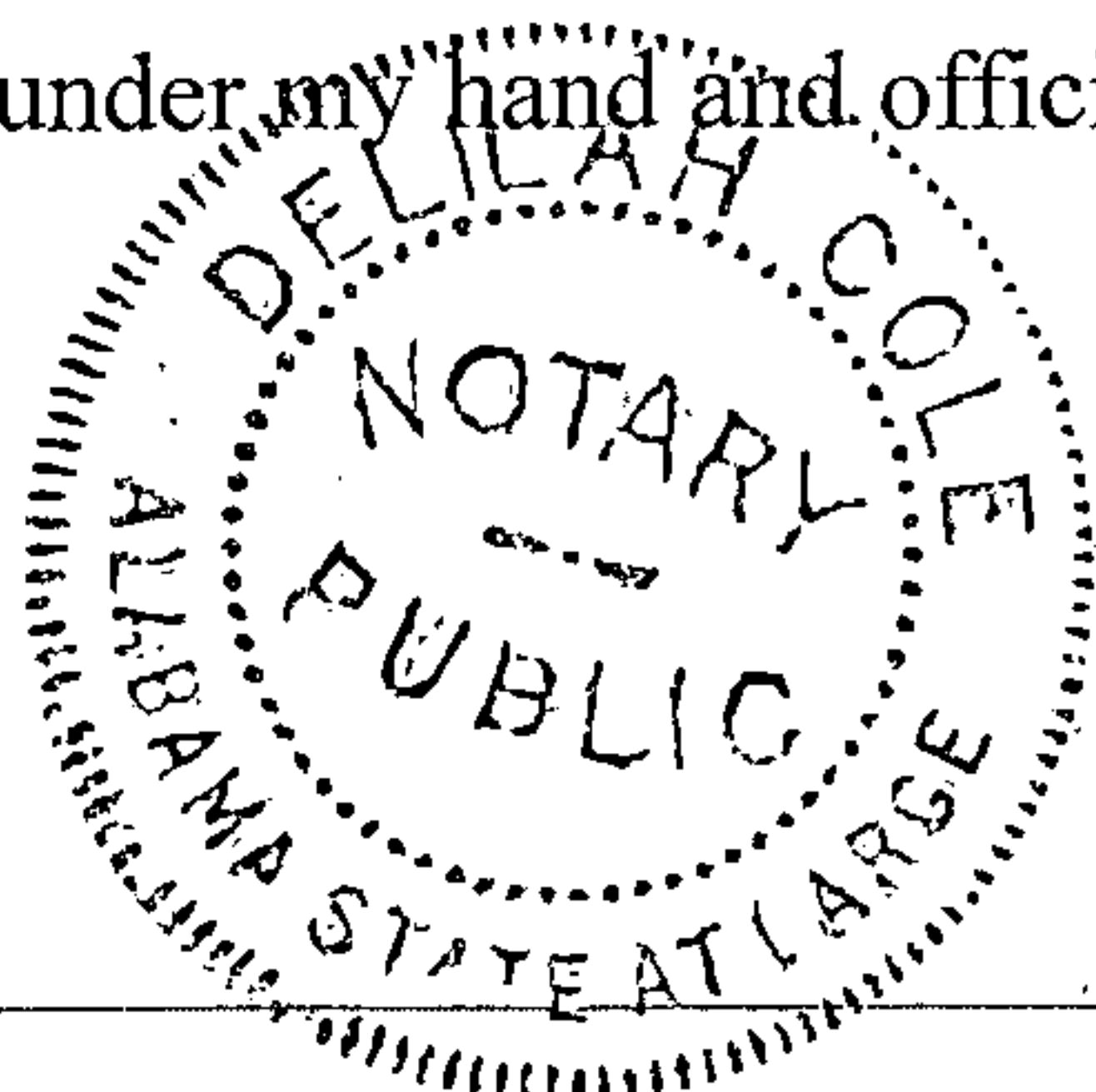
David L. Marchant (Seal)
DAVID L. MARCHANT

STATE OF ALABAMA)
)
BIBB COUNTY)

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David L. Marchant, whose name is signed to the foregoing conveyance, and being known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily as his own act on the day the same bears date.

Given under my hand and official seal this 17th day of September, 2019.



Delilah Cole
Notary Public
My Commission Expires: 1/19/2023

Real Estate Sales Validation Form

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

Grantor's Name David L. Marchant (Reserving LE)
Mailing Address 87 Hawthorne Drive
Calera, AL 35040

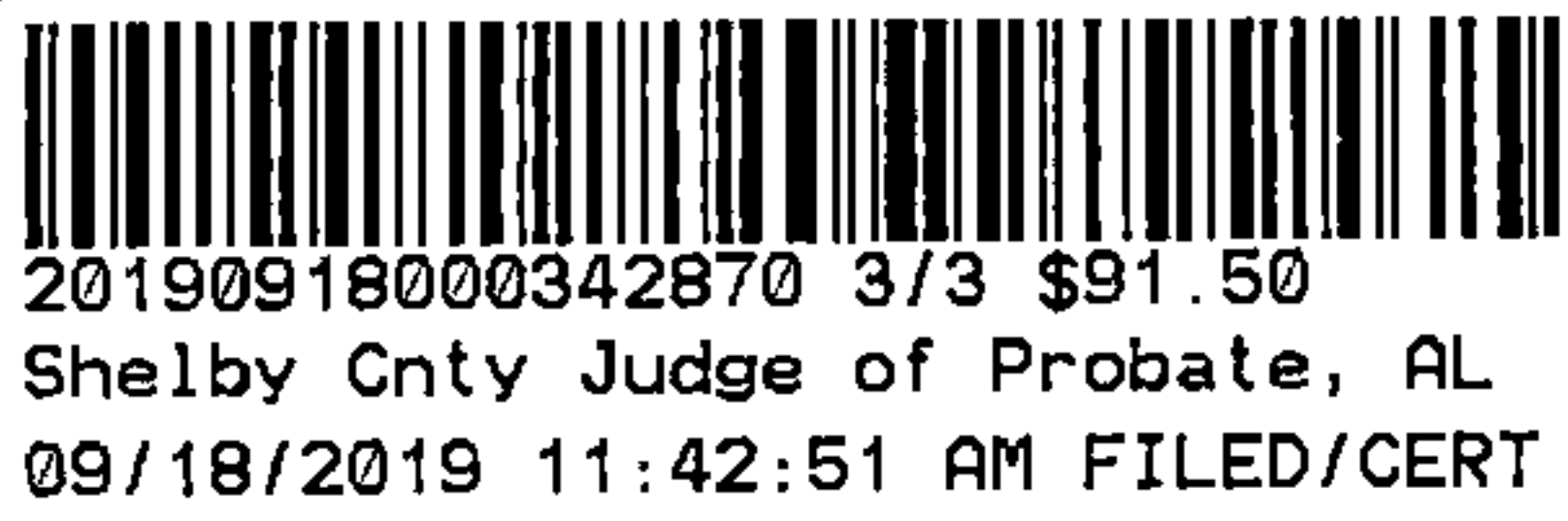
Grantee's Name Kenneth Wayne George, Jr.
Mailing Address 91 Hawthorne Drive
Calera, AL 35040

Property Address 87 Hawthorne Drive
Calera, AL 35040

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ \$ 63,110.⁰⁰



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 9-18-19

Print _____

☒ Unattested

(Signature)
(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one