

WARRANTY DEED

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Send Tax Notices to:
740 Morgan Street
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **JAMES W. WILLIS and wife, PATRICIA L. WILLIS**, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents grant, bargain, sell and convey unto **DANA CAROL HENRY, and TRACY LYNNE BRADFORD**, herein referred to as Grantees, as **tenants in common**, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

Part of Lot 2, according to the Map of Alma H. Jeter's Addition to Montevallo, an unrecorded subdivision (plat being shown in Deed Book 96, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama) more particularly described as follows: Commence at the pont of intersection of Southeasterly right of way line of Morgan Street and the Southeasterly right of way line of Vine Street in the town of Montevallo, Alabama and run Southwesterly along the Southeasterly right of way line of said Morgan Street for a measured distance of 79.1 feet to the point of beginning; thence continue along said right of way line for a distance of 75.00 feet; thence Southeasterly and parallel to the Southwesterly right of way line of said Vine Street for a distance of 100.00 feet; thence Northeasterly and parallel to said Morgan Street for a distance of 75.00 feet; thence Northwesterly and parallel to said Vine Street long for a distance of 100.00 feet to a point of beginning.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

The above described property is the homestead of the Grantors herein.


GRANTORS HEREBY RESERVE A LIFE ESTATE IN SAID PROPERTY FOR THEIR LIFETIMES.

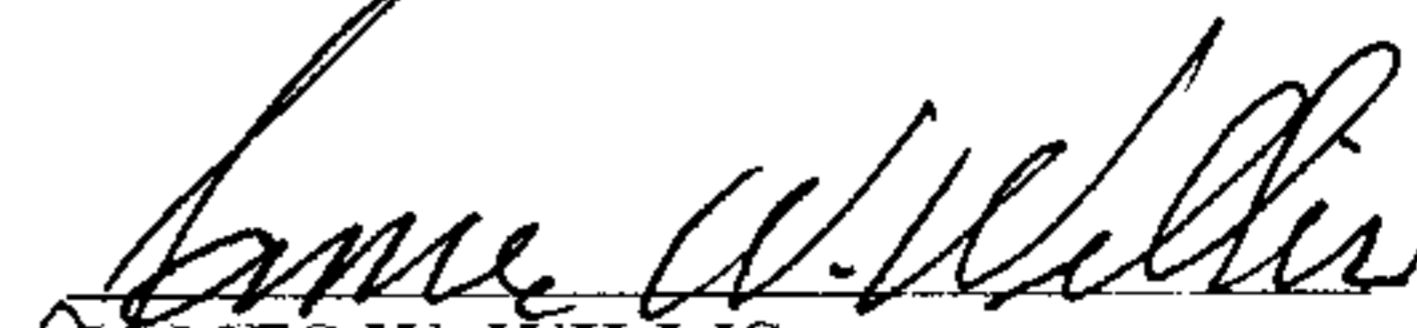
TO HAVE AND TO HOLD unto the said Grantees, as **tenants in common**, their heirs and assigns forever. And we do for ourselves and our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. No survey was provided to the scrivener for the preparation of this deed. The description was provided by the Grantee.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 11 day of June, 2019.

GRANTORS:


WITNESS


JAMES W. WILLIS

STATE OF ALABAMA)
COUNTY OF Shelby)

I, Kelly Varner, a Notary Public for the State of Alabama, do hereby certify that **JAMES W. WILLIS**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11 day of June, 2019.

(NOTARY SEAL)

Kelly Varner
Notary Public
My commission expires: 7-21-21

Sam L. Waddell
WITNESS

Patricia L. Willis
PATRICIA L. WILLIS

STATE OF ALABAMA)
COUNTY OF Shelby)


I, Kelly Varner, a Notary Public for the State of Alabama, do hereby certify that **PATRICIA L. WILLIS**, 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 11 day of June, 2019.

(NOTARY SEAL)

Kelly Varner
Notary Public
My commission expires: 7-21-21

This instrument was prepared by:
Gregory M. Varner, Esq.
Attorney at Law
Post Office Box 338
Ashland, Alabama 36251
256-354-5464


20191018000384150 2/3 \$114.00
Shelby Cnty Judge of Probate, AL
10/18/2019 10:44:59 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 James W. Willis
Mailing Address Patricia L. Willis
740 Morgan St.
Montevallo, AL 35115

Grantee's Name Dana Carol Henry
Mailing Address Tacy Lynn Bradford
740 Morgan St.
Montevallo, AL 35115

Property Address 740 Morgan Street
Montevallo, AL 35115

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 86,500

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 Tax Assessed Value
☐ 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 6-11-19

Print Gregory Varner

☐ Unattested

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one