

20191227000479330
12/27/2019 02:00:02 PM
DEEDS 1/4

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Stephen T. Shaw and Shana Kimble
509 Elm Street
Helena, Alabama 35080

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

On this December 17, 2019, That for and in consideration of **ONE HUNDRED NINETY TWO THOUSAND FIVE HUNDRED AND NO/100 (\$192,500.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **SCOTT J. TURNER, an unmarried person**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **STEPHEN T. SHAW and SHANA C. KIMBLE**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Parcel 1:

That part of Lot 7, Block 1, Mullins Eastside Addition to Helena, recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, specifically described as follows:

Commence at the SE corner of said Lot 7 on the north line of Elm Street, thence run in a westerly direction along the north line of Elm Street a distance of 122 feet to a point; thence turn an angle to the right of 87° and run in a northerly direction 141.2 feet to a point on the NE-SW line of said Lot 7; thence turn an angle to the right of 59°38' and run northeasterly along the said NE-SW line of said Lot 7 a distance of 144 feet to the northeast corner of said Lot 7; thence turn an angle to the right of 108°47' and run southerly a distance of 224 feet to the point of beginning of the said part of Lot 7 herein conveyed.

ALSO,

Parcel 2:

Commence at the southeast corner of Lot 7, Block 1, Mullins Eastside Addition to Helena, recorded in Map Book 4, Page 25, in the Office of the Judge of Probate of Shelby County, Alabama, and run in a westerly direction along the south line of said Lot 7 and the north line of Elm Street for 122.0 feet to the point of beginning of the property herein described; thence continue along the last stated course for 20.03 feet to a point; thence 87°00' right in a northerly direction for 137.39 feet to a point on the north line of said Lot 7; thence 97°50'45" right and run in a northeasterly direction along the north line of said Lot 7 for 20.19 feet to a point; thence 97°50'45" right and run in a southerly direction for 141.20 feet to point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2020 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 4, Page 25.
7. Right-of-way to Alabama Telephone and Telegraph Company recorded in Real 254, Page 507.
8. Easement to Water Works Board of the Town of Montevallo recorded in Volume 145, Page 165, and Volume 176, Page 390.
9. Right-of-way granted to Alabama Power Company by instruments recorded in Volume 266, Page 739, Volume 199, Page 446, Volume 57, Page 88 and Volume 146, Page 309.
10. Right-of-way to Water Works Board of the City of Helena recorded in Volume 145, Page 465 and Volume 176, Page 390.

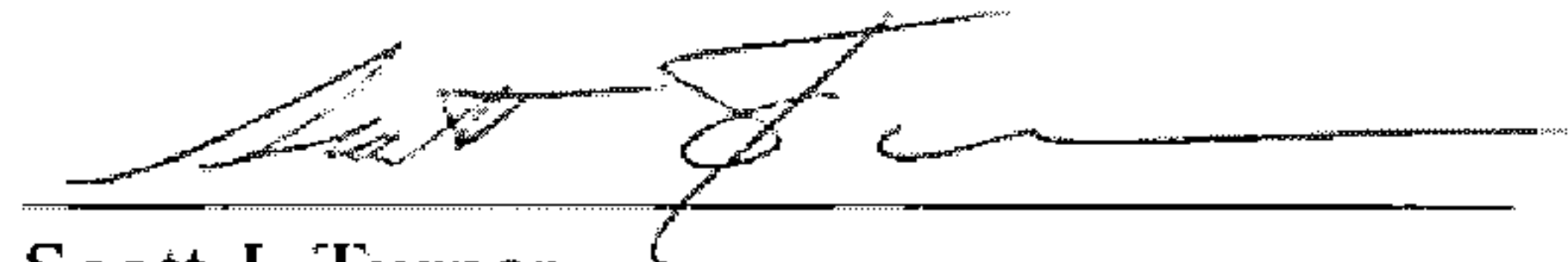
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of SHELBY COUNTY; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of December 17, 2019.

GRANTOR:

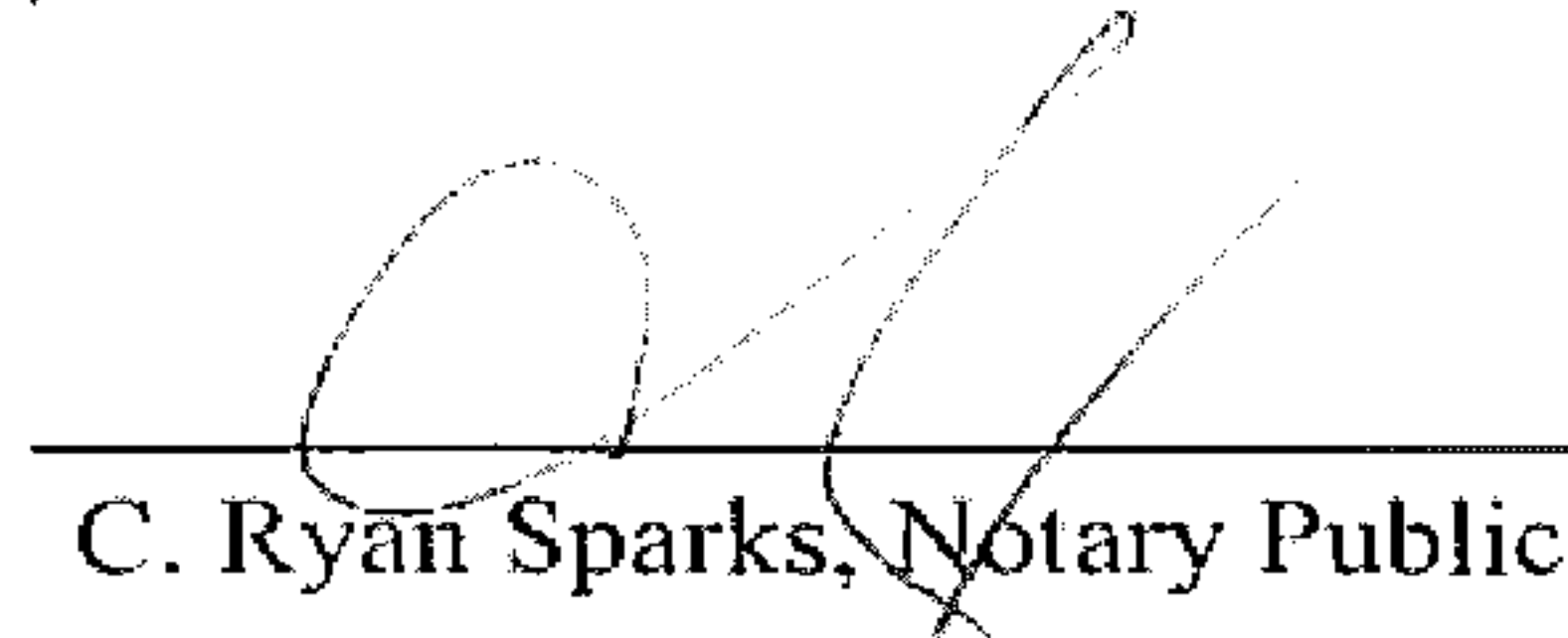


Scott J. Turner

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Scott J. Turner, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Scott J. Turner executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of December 17, 2019.



C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 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 Scott J. Turner
 Mailing Address _____
509 Elm Street
Helena, Alabama 35080

Grantee's Name Stephen T. Shaw
 Mailing Address _____
Shana C. Kimble
509 Elm Street
Helena, Alabama 35080

Property Address 509 Elm Street
Helena, Alabama 35080

Date of Sale 12/17/19
 Total Purchase Price \$ 192,500.00
 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 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 12/17/19

Print C. Ryan Sparks

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/27/2019 02:00:02 PM
 \$34.50 CHERRY
 20191227000479330

Allen S. Boyd