

This Instrument was Prepared by:

Send Tax Notice To: Timothy C. Nash
Mashanda Clark

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

5162 Spring Creek Rd
Montevallo AL 35115

File No.: MV-19-25968

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Glenn E. Glass, Jr.**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Timothy C. Nash and Mashanda Clark**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2019 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$118,750.00 of the purchase price of the above described property was financed with the proceeds of a 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 of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns; that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of January, 2020.



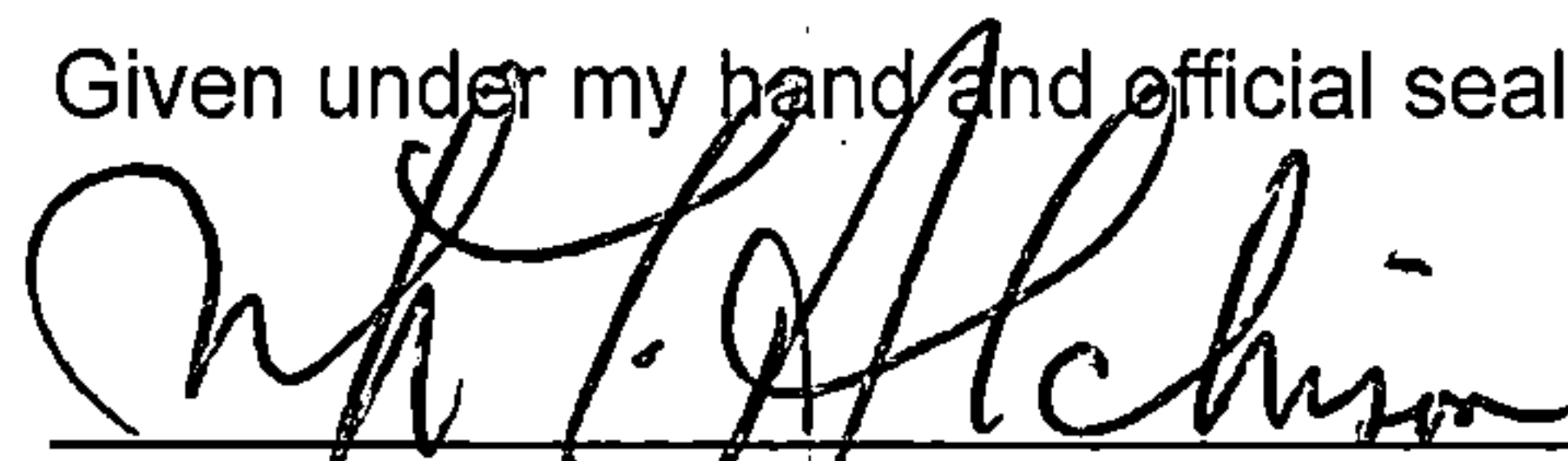
Glenn E. Glass, Jr.

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Glenn E. Glass, Jr., whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

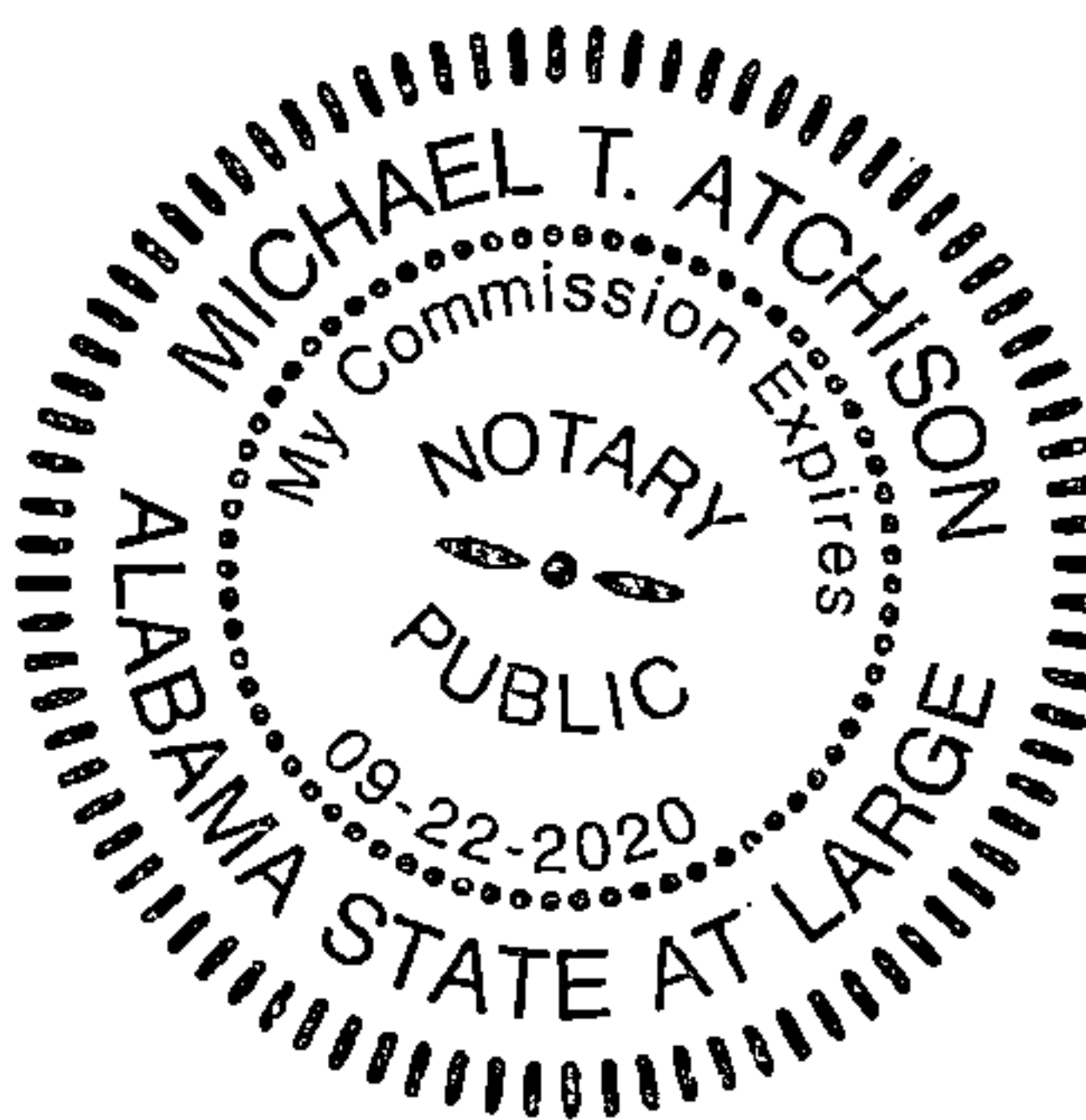
Given under my hand and official seal this the 2nd day of January, 2020.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



20200103000005070 1/3 \$34.50
Shelby Cnty Judge of Probate, AL
01/03/2020 10:40:00 AM FILED/CERT

Shelby County, AL 01/03/2020
State of Alabama
Deed Tax:\$6.50

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SE 1/4 of the NW 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows;

Commence at the southwest corner of the SE 1/4 of the NW 1/4 of Section 7 and go North 63 degrees 46 minutes East for 664.20 feet to the point of beginning; thence continue along this line 60.00 feet; thence North 73 degrees 30 minutes East for 276.38 feet; thence North 28 degrees 13 minutes West for 432.99 feet to a point on a curve on the South boundary of Hwy. 12, said curve having a central angle of 2 degrees 50 minutes a radius of 5304.00 feet and subtended by a chord bearing South 65 degrees 17 minutes West for 286.05 feet; thence along this curve 286.25 feet; thence South 22 degrees 21 minutes East for 443.88 feet to the point of beginning.



20200103000005070 2/3 \$34.50
Shelby Cnty Judge of Probate, AL
01/03/2020 10:40:00 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 Glenn E. Glass, Jr.
Mailing Address 5162 Spring Creek Rd
Montevallo AL 35115

Grantee's Name Timothy C. Nash
Mailing Address Mashanda Clark
5162 Spring Creek Rd
Montevallo AL 35115

Property Address 5162 Spring Creek Road
Montevallo, AL 35115

Date of Sale January 02, 2020
Total Purchase Price \$125,000.00

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	☐ 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 of 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 January 02, 2020

Print Glenn E. Glass, Jr.

Unattested

Sign Glenn E. Glass Jr.

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200103000005070 3/3 \$34.50
Shelby Cnty Judge of Probate, AL
01/03/2020 10:40:00 AM FILED/CERT

Form RT-1