

This Instrument was Prepared by:

Send Tax Notice To: Brian Bell  
Rachel Bell

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

182 Birch Creek Dr.  
Birmingham, AL 35242

File No.: S-20-26011

**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 **Two Hundred Ninety Thousand Dollars and No Cents (\$290,000.00)**, 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, **Richard C. Rose and Anh Phuong Tran, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Bell and Rachel Bell**, (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

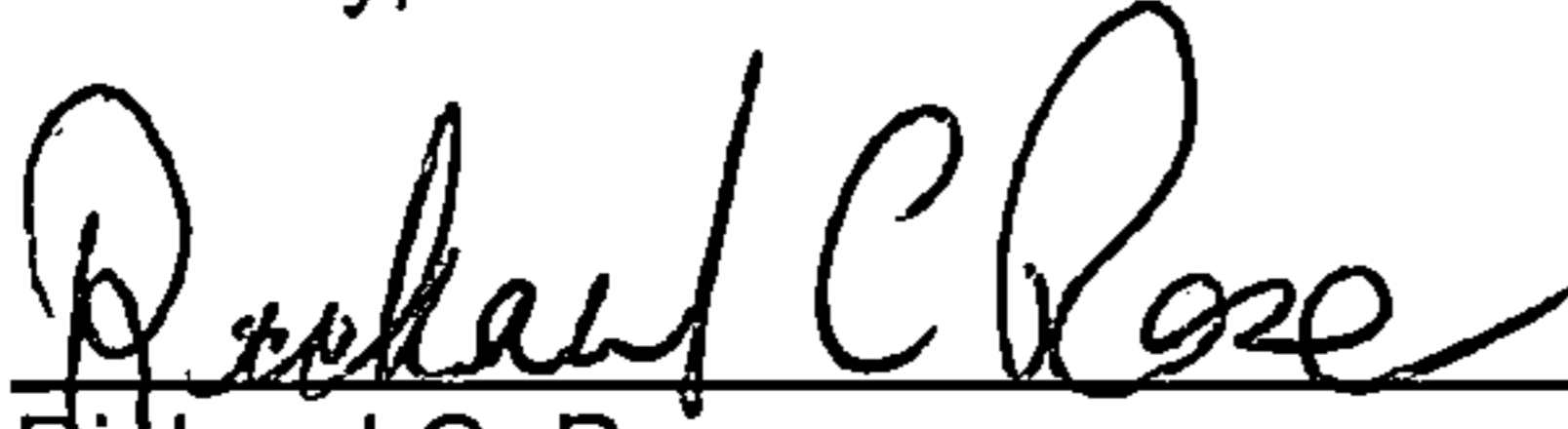
**Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$250,000.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

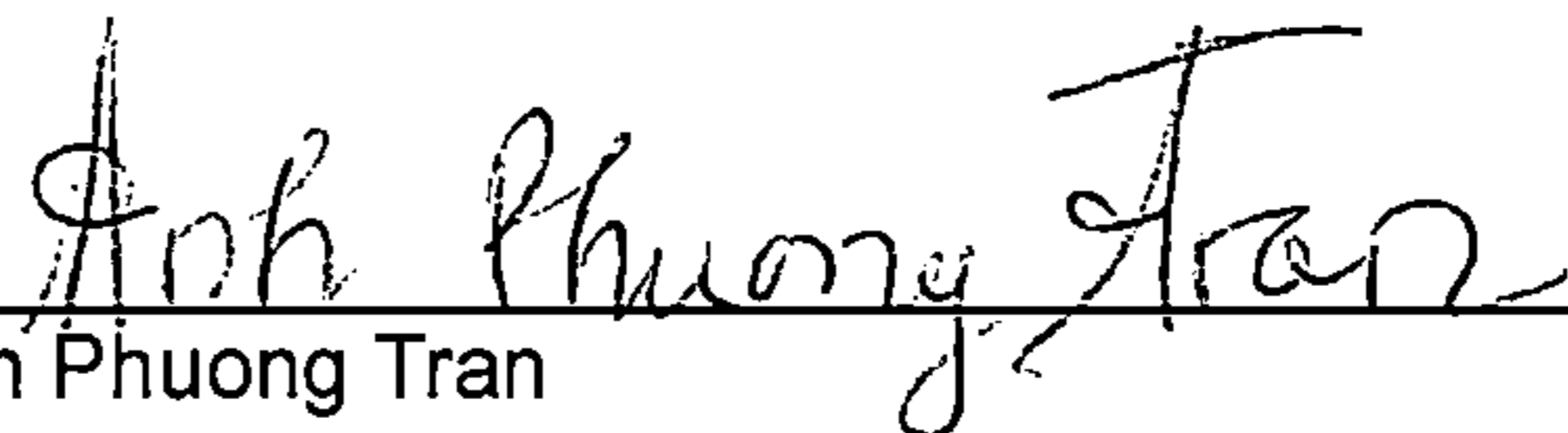
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 8th day of January, 2020.



Richard C. Rose



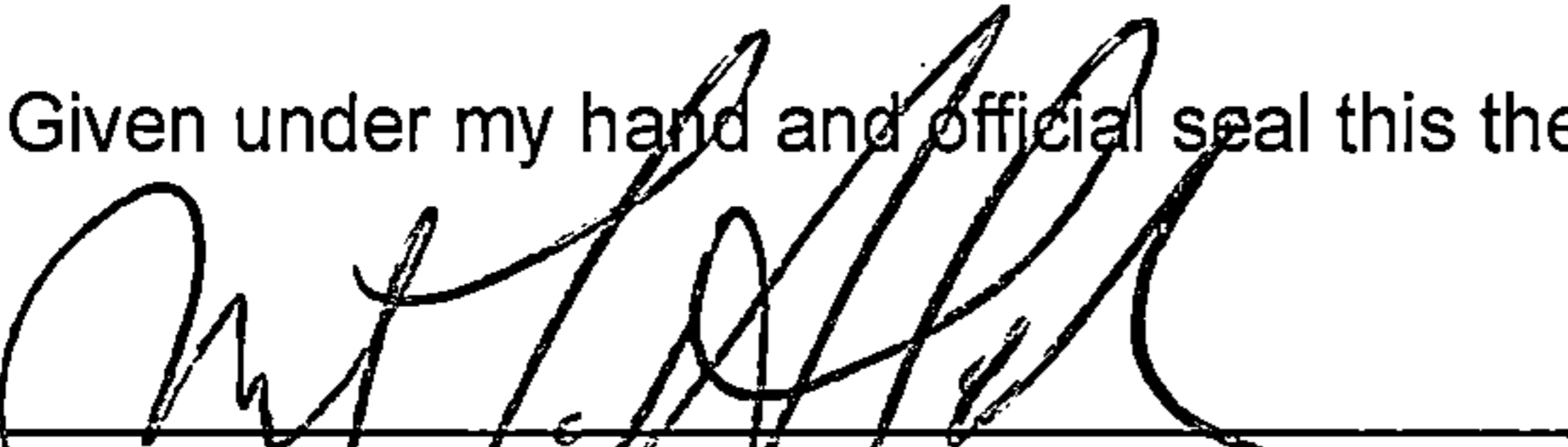
Anh Phuong Tran

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 Richard C. Rose and Anh Phuong Tran, 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.

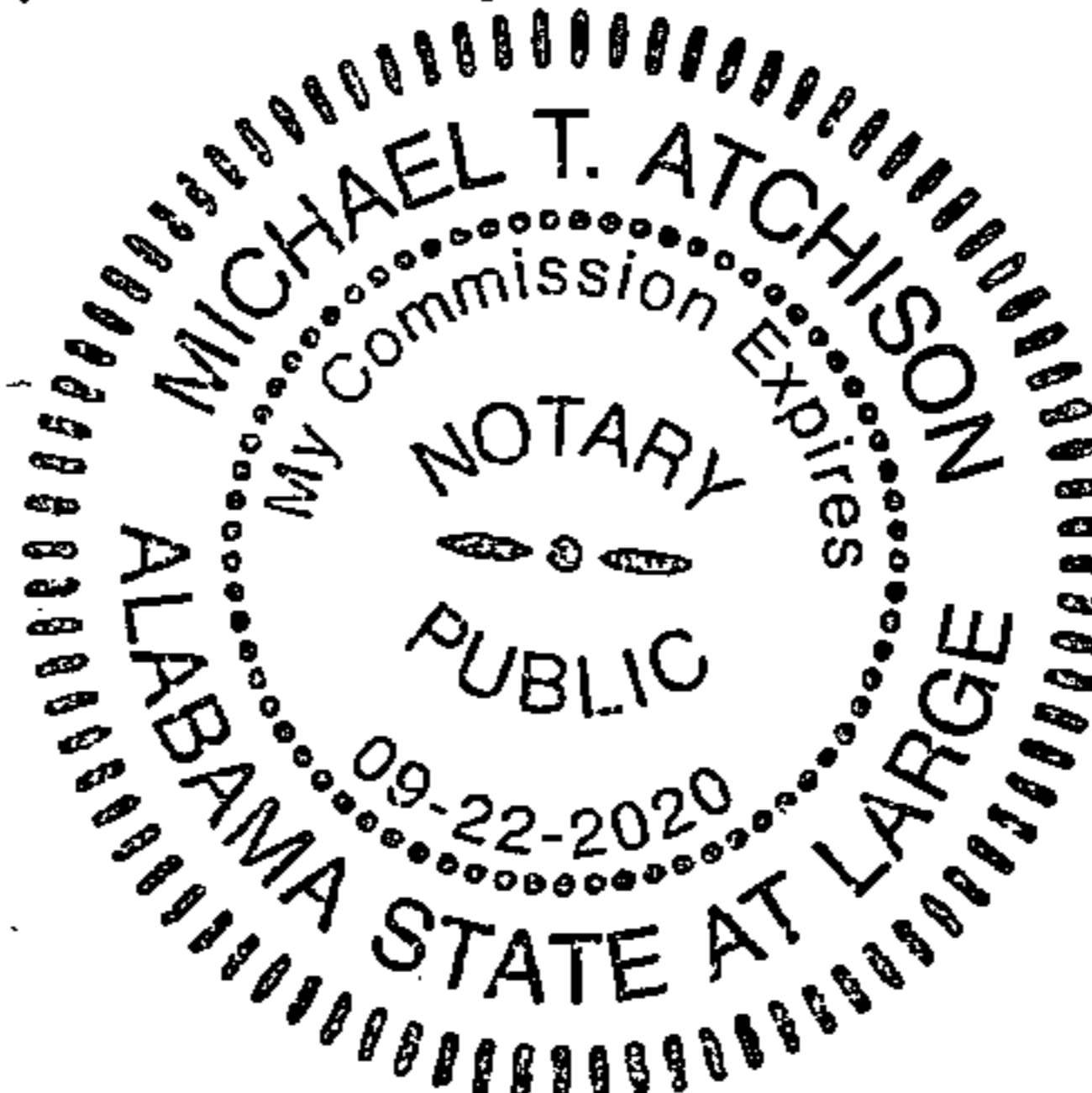
Given under my hand and official seal this the 8th day of January, 2020.



Notary Public, State of Alabama

Mike T Atchison

My Commission Expires: September 22, 2020



20200109000013090 1/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
01/09/2020 12:44:04 PM FILED/CERT

Shelby County, AL 01/09/2020  
State of Alabama  
Deed Tax: \$40.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land situated in Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of Section 9, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 86 degrees 40 minutes 18 seconds East assumed along the North line of said 1/4-1/4, 1,288.36 feet; thence South 22 degrees 47 minutes 44 seconds East 71.21 feet to a 1 foot crimped iron found at the Point of Beginning; thence South 22 degrees 47 minutes 44 seconds East 532.33 feet to a 1/2 inch rebar found on the northwesterly right of way line of Alabama Highway 25, being the point of curvature of a non-tangent curve; concave to the Southeast, having a radius of 657.54 feet a central angle of 20 degrees 16 minutes 34 seconds and a chord of 231.48 feet bearing South 35 degrees 19 minutes 04 seconds West; thence Southwest along said curve and line 232.69 feet to the point of curvature of a non-tangent curve, concave to the Northwest having a radius of 237.40 feet, a central angle of 48 degrees 32 minutes 45 seconds and a chord of 195.18 feet bearing South 54 degrees 21 minutes 08 seconds West; thence Southwest along said curve and line 201.15 feet to a 5/8 inch rebar set; thence North 22 degrees 47 minutes 44 seconds West 532.21 feet to a 1/2 inch rebar found; thence North 44 degrees 02 minutes 24 seconds East 420.76 feet to the Point of Beginning; being situated in Shelby County, Alabama.



20200109000013090 2/3 \$68.00  
Shelby Cnty Judge of Probate, AL  
01/09/2020 12:44:04 PM 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 Richard C. Rose  
Anh Phuong Tran  
Mailing Address 190 Old Oak Cove  
Chelsea, AL 35043  
Property Address 55385 Hwy 25  
Vandiver, AL 35176

Grantee's Name Brian Bell  
Rachel Bell  
Mailing Address 182 Birch Creek Dr  
Birmingham, AL 35242  
Date of Sale January 08, 2020  
Total Purchase Price \$290,000.00  
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).

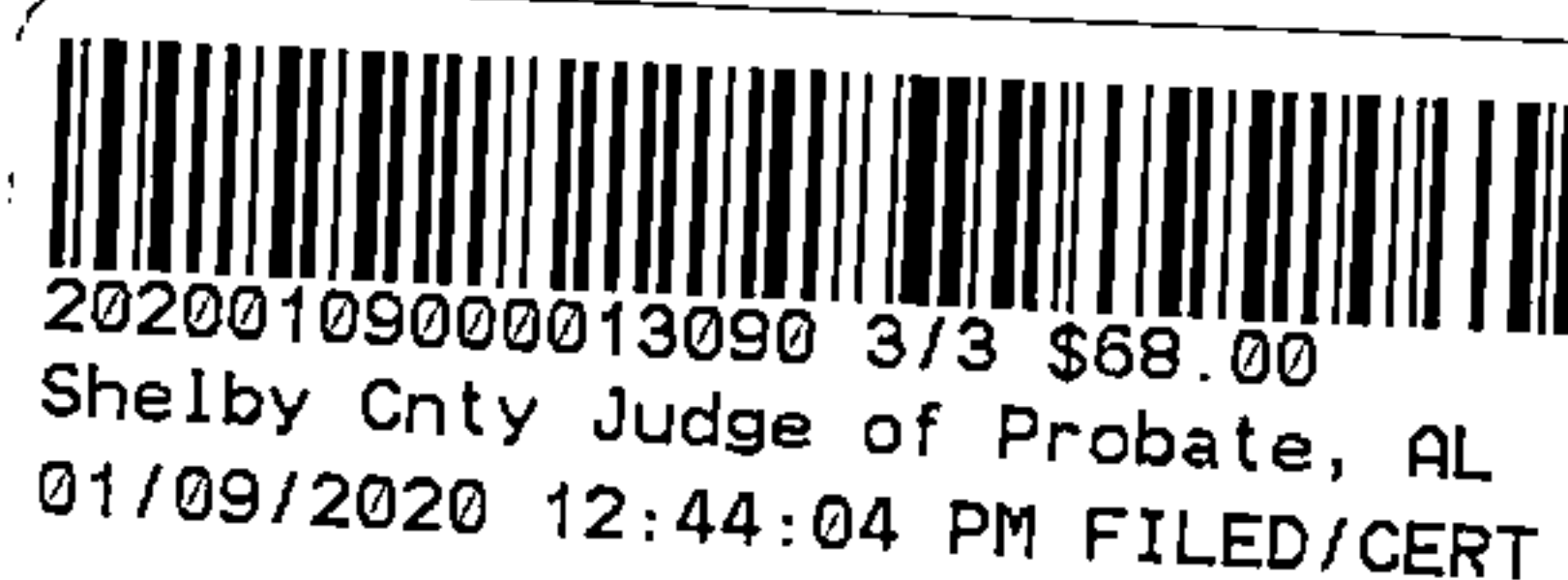
Date January 07, 2020

Print Richard C. Rose

Unattested

Sign *Richard C. Rose*  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Form RT-1