

This instrument was prepared by:

Anthony B. Johnson
JOHNSON LAW FIRM, LLC
Attorney at Law
60 Court Square West
P. O. Box 188
Centreville Alabama 35042

Source of Title: Shelby County
Real Property/Deed Book 20150204000037600

QQ	Q	Section	Township	Range
SW	NE	3	24S	13E

WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

James Daniel Alverson
164 Angler Lane
Shelby Alabama 35143



20200128000036730 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
01/28/2020 10:18:10 AM FILED/CERT

STATE OF ALABAMA

*

WARRANTY DEED -

*

RESERVING LIFE ESTATE

COUNTY OF SHELBY

*

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED DOLLARS AND NO/100 (\$100.00), to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt and sufficiency of which are hereby acknowledged, I, **James Daniel Alverson**, a single man, herein referred to as the GRANTOR, does grant, bargain, sell and convey unto **Trevor Norman Garren**, a single man, herein referred to as the GRANTEE, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 2-Commence at pipe SW Corner W.W. Howell; thence N 6 degrees 40 minutes W 30.0 feet to pipe at end of ditch on south side of paved road, and with same 115 degrees 20 minutes L 215.0 feet to point of beginning at NE corner of lot No. 2. Thence 93 degrees 30 minutes L 150.0 feet; thence 93 degrees 30 minutes R 100.0 feet; thence 86 degrees 30 minutes R 150.0 feet; thence 93 degrees 30 minutes R 100.0 feet to Beg. Located in SW ¼ of NE ¼ Sec 3 TP 24 S Range 13 E.

Also being situated on said property is a 1989 14x70 Allendale mobile home. Serial No. 045947

The above described is not the homestead of the Grantor.

Subject to any recorded Mortgage of Record, easements, restrictions, rights of way and permits of record.

James Daniel Alverson, Grantor shall retain a life estate in the above-described property with remainder to Trevor Norman Garren, Grantee.

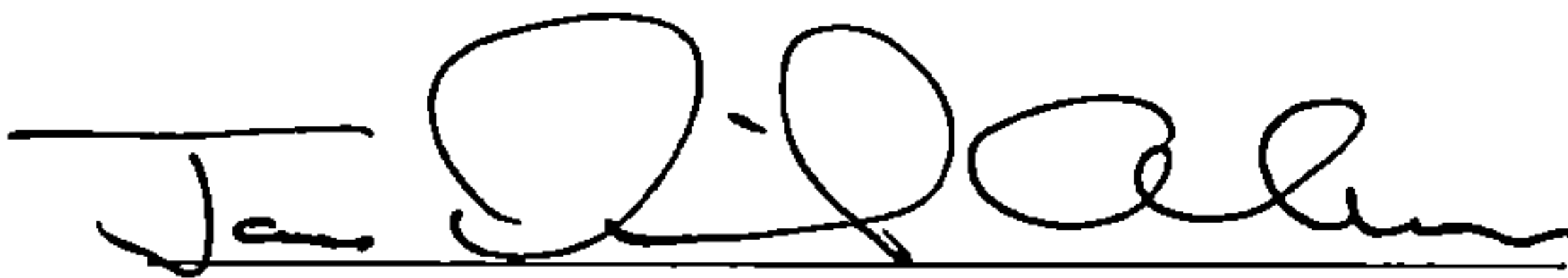
Together with all and singular the tenements, hereditaments, and appurtenances in fee simple.

TO HAVE AND TO HOLD, to the said GRANTEE in fee simple forever, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTOR, does individually and for the heirs, executors, and administrators of the GRANTOR, covenant with the said GRANTEE his heirs and assigns of the GRANTEE, that the GRANTOR is lawfully seized in fee simple of said premises; that said GRANTOR is free from all encumbrances, unless otherwise noted above, that said GRANTOR is entitled to the immediate possession thereof; that said GRANTOR has a good right to sell and convey the same as aforesaid; that the GRANTOR will and his/her heirs, executors and administrators shall warrant and defend the same to the said GRANTEE and his heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the GRANTOR has executed this deed and affixed the seal of the GRANTOR thereto on this the 24th day of January, 2020.

GRANTOR:

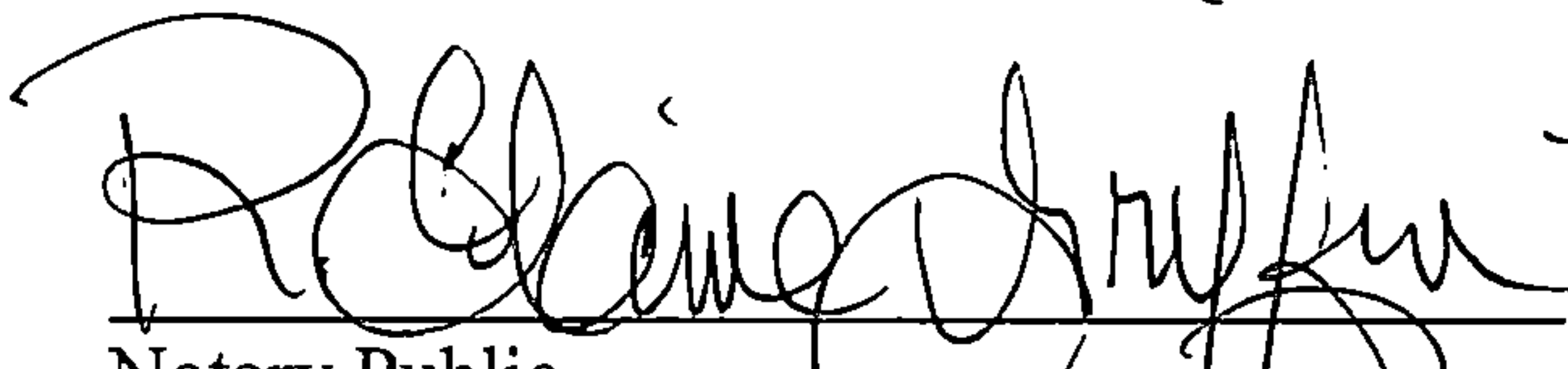
 (L.S.)
James Daniel Alverson
164 Angler Lane
Shelby Alabama 35143


STATE OF ALABAMA *
 * GENERAL ACKNOWLEDGMENT
COUNTY OF BIBB *

I, R. Elaine Griffin, a Notary Public in and for said County, in said State, hereby certify that **James Daniel Alverson**, whose name is signed to the foregoing conveyance, and who is known to me or produced a driver’s license and/or other picture identification, acknowledged before me on this day, being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 24th day of January, 2020.

(SEAL)


Notary Public
My Commission Expires: 10-10-22


20200128000036730 2/3 \$40.50
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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 Daniel Alverson Grantee's Name Trevor Norman Garren
Mailing Address 164 Angler Lane Mailing Address 114 Anglers Lane
Shelby Alabama 35143 Shelby Alabama 35143

Property Address _____ Date of Sale _____
_____ Total Purchase Price \$ _____
_____ or
_____ Actual Value _____
_____ or
Assessor's Market Value \$ 24,180

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) 1/2 value: 12,090

_____ Bill of Sale _____ Appraisal
_____ Sales Contract ☒ Other _____ Heirship Property
_____ 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 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 01-28-2020

Print James Daniel Alverson

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Shelby County, AL 01/28/2020
State of Alabama
Deed Tax: \$12.50

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