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 20160330000102270

Parcel

NW

Section

Township Range

SE

14

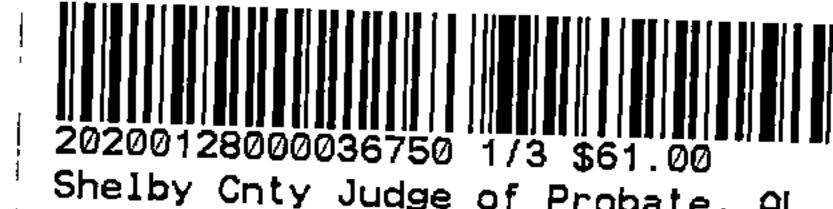
22S

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WITHOUT THE BENEFIT OF A TITLE SEARCH

Send Tax Notice To:

James Daniel Alverson 164 Angler Lane Shelby Alabama 35143



Shelby Cnty Judge of Probate, AL 01/28/2020 10:18:12 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:

Parcel I

A parcel of land lying in the SE ¼ of the NW ¼ of Section 14, Township 22 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Begin at the intersection of the South line of the SE ¼ of the NW ¼ of Section 14, Township 22 South, Range 1 West, and the East right of way line of the Egg and Butter Road, also known as the Columbiana road; thence South 89 degrees 12 minutes 53 seconds East along the South line of said ¼-¼ Section a distance of 318.05 feet to an iron at the Southeast corner of said ¼-¼ Section; thence North 02 degrees 15 minutes 46 seconds East a distance of 513.75 feet to an iron; thence North 88 degrees 49 minutes 48 seconds West a distance of 327.74 feet to an iron on the Easterly right of way line of the above said road; thence left along the arc of a curve to the right of said right of way which has a radius of 602.71 feet, a delta angle of 31 degrees 48 minutes and a chord bearing of South 04 degrees 37 minutes East, a distance along said arc of 334.51 feet to the end of said curve; thence South 11 degrees 17 minutes 00 seconds West along said road right of way a distance of 190.20 feet to the point of beginning; being situated in Shelby County.

Parcel II

Commence at the point where the South line of SE ¼ of NW ¼ of Section 14, Township 22 South, Range 1 West, crosses the East line of the Columbiana Road, also known as the Egg and Butter Road and run thence East along the South line of said forty acre line 320 feet to the Southeast corner thereof; thence in a northerly direction along the East line of said forty acres, run 516 feet to the point of beginning of the lot herein conveyed; thence continue in the same northerly direction along the East line of said forty acres 114 feet to a point; thence run West and parallel with the South line of said forty acres a distance of 385 feet, more or less to the East line of said road; thence South along said road 114 feet to a point; thence East and parallel with the South line of said forty acres to the point of beginning.

LESS and EXCEPT that portion of the above described property conveyed to Allen W. Bearden by deed recorded in Inst. No. 20050114000023640, in Probate Office.

The above described is not the homestead of the Grantor.

Subject to any recorded Mortgage 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 the 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:

James Daniel Alverson

164 Angler Lane

Shelby Alabama 35143

STATE OF ALABAMA

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*

GENERAL ACKNOWLEDGMENT

COUNTY OF BIBB

I, <u>R. Elaine Griffin</u>, 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

20200128000036750 2/3 \$61.00 Shelby Cnty Judge of Probate, AL 01/28/2020 10:18:12 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 Mailing Address	James Daniel Alverson 164 Angler Lane Shelby Alabama 35143	Grantee's Name Mailing Address	Trevor Norman Garren 114 Anglers Lane Shelby Alabama 35143	
Property Address	4237 Highway 37	Date of Sale		
	Shelby Alabama 35143	Total Purchase Price \$		
		or Actual Value		
		or		
			et Value\$ 65,060	
_	or actual value claimed on thine) (Recordation of documents		-	
Bill of Sale		Appraisal		
Sales Contract		X Other Heirship Property		
Closing Statement				
· · · · · · · · · · · · · · · · · · ·	document presented for records this form is not required.	ation contains all of the r	equired information referenced	
	$\underline{\mathbf{I}}\mathbf{n}$	structions		
	d mailing address - provide the current mailing address.	name of the person or pe	ersons conveying interest to	
Grantee's name and property is being c	d mailing address - provide the onveyed.	name of the person or pe	ersons to whom interest to	
Property address -	the physical address of the pro	perty being conveyed, if	available.	
Date of Sale - the	date on which interest to the pr	operty was conveyed.		
	ce - the total amount paid for the strument offered for record.	ne purchase of the proper	ty, both real and personal, being	
being conveyed by	e property is not being sold, the the instrument offered for receivers or the assessor's current management.	ord. This may be eviden		
excluding current responsibility of va	ided and the value must be determined the value of the property as aluing property for property tax to Code of Alabama 1975 § 4	s determined by the local appropriate the purposes will be used as	official charged with	
accurate. I further	•	ments claimed on this for 5 § 40-22-1 (h).	ned in this document is true and rm may result in the imposition	
Date <u>01-28-203</u>		j j	Print James - Davie Hureson	
Unattested		Sigh	1066	
	(verified by)		Owner/Agent) circle one	
Shelby County, AL 01/28/2020 State of Alabama Deed Tax:\$33.00			20200128000036750 3/3 \$61.00 Shelby Cnty Judge of Probate, AL 01/28/2020 10:18:12 AM FILED/CERT	