



20200203000043980 1/4 \$175.00
Shelby Cnty Judge of Probate, AL
02/03/2020 12:23:22 PM FILED/CERT

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
Phillip & Teresa Darden
175 Clearview Ln
Helena AL 35080

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}
}

KNOW ALL MEN BY THESE PRESENTS:

① M200025

THAT IN CONSIDERATION OF **One Hundred Forty Four Thousand Dollars and NO/100 (\$144,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Dustin Jeremy Darden, a married person, Elizabeth Lancer Darden, a single person, and Donna Darden Duffy, a married person,** (herein referred to as Grantors), grant, sell, bargain and convey unto, **Philip Randall Darden and Teresa Deneen Darden** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

Parcel 1: Parcel ID: 12-6-24-0-000-005.000

Beginning at the Southeast corner of the Southwest Quarter of the Southwest Quarter of Section 24, Township 20 South, Range 4 West, Shelby County, Alabama and run thence South 89 degrees 53 minutes 45 seconds west along the South line of said quarter-quarter a distance of 883.19' to an existing rebar corner; thence run North 34 degrees 45 minutes 52 seconds East a distance of 542.31' to an existing corner; thence run North 38 degrees 33 minutes 04 seconds West 173.07' to a set rebar corner; thence run North 75 degrees 13 minutes 04 seconds East a distance of 730.38' to a set rebar corner on the east line of said quarter-quarter section; thence run South 01 degree 49 minutes 28 seconds West a distance of 786.00' to the point of beginning. LESS AND EXCEPT: 1 acre unnamed cemetery found in Deed Book 384, Page 12 also having Parcel ID 12-6-24-0-000-006.000. NOTE: This deed is not available for review.

Parcel 2: Parcel ID 12-6-24-0-000-005.010

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 4 WEST, SHELBY COUNTY, ALABAMA; THENCE RUN SOUTH 01 DEGREE 49 MINUTES 28 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER-QUARTER FOR 370 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 197.68 FEET; THENCE RUN SOUTH 75 DEGREES 13 MINUTES 04 SECONDS WEST FOR 730.38 FEET; THENCE RUN NORTH 38 DEGREES 33 MINUTES 04 SECONDS WEST FOR 51.22 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 43 SECONDS EAST FOR 28.96 FEET; THENCE RUN NORTH 51 DEGREES 42 MINUTES 43 SECONDS EAST FOR 28.27 FEET; THENCE RUN NORTH 66 DEGREES 52 MINUTES 28 SECONDS EAST FOR 26.29 FEET; THENCE RUN NORTH 78 DEGREES 45 MINUTES 59 SECONDS EAST FOR 32.84 FEET; THENCE RUN NORTH 27 DEGREES 56 MINUTES 45 SECONDS WEST FOR 76.42 FEET; THENCE RUN NORTH 35 DEGREES 41 MINUTES 45 SECONDS

Shelby County, AL 02/03/2020
State of Alabama
Deed Tax: \$144.00

EAST FOR 34.01 FEET; THENCE RUN NORTH 46 DEGREES 55 MINUTES 58 SECONDS
 EAST FOR 53.99 FEET; THENCE RUN NORTH 47 DEGREES 31 MINUTES 33 SECONDS
 EAST FOR 64.61 FEET; THENCE RUN NORTH 57 DEGREES 37 MINUTES 39 SECONDS
 EAST FOR 55.29 FEET; THENCE RUN NORTH 64 DEGREES 48 MINUTES 54 SECONDS
 EAST FOR 8.20 FEET; THENCE RUN SOUTH 45 DEGREES 03 MINUTES 55 SECONDS
 EAST FOR 160.29 FEET; THENCE RUN NORTH 29 DEGREES 09 MINUTES 24 SECONDS
 EAST FOR 107.50 FEET; THENCE RUN NORTH 73 DEGREES 47 MINUTES 42 SECONDS
 EAST FOR 366.60 FEET TO THE POINT OF BEGINNING.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

This property is not the homestead of the grantors nor that of their spouses.

\$50,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the undersigned Grantors have hereunto set their hands and seals, this

28 day of January, 2020

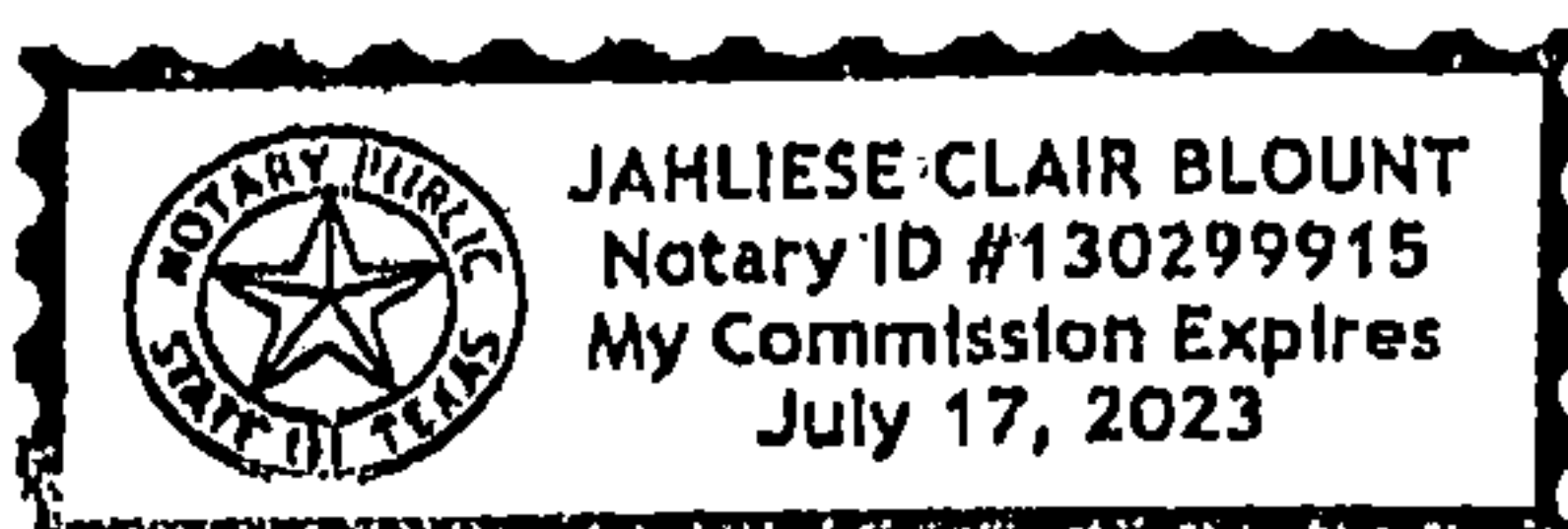
Elizabeth Lancer Darden
 Elizabeth Lancer Darden

STATE OF Texas
 COUNTY OF Trans

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Elizabeth Lancer Darden whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28 day of January, 2020

Notary Seal



Jahliese Clair Blount
 Notary Public
 My commission expires: July 17 2023



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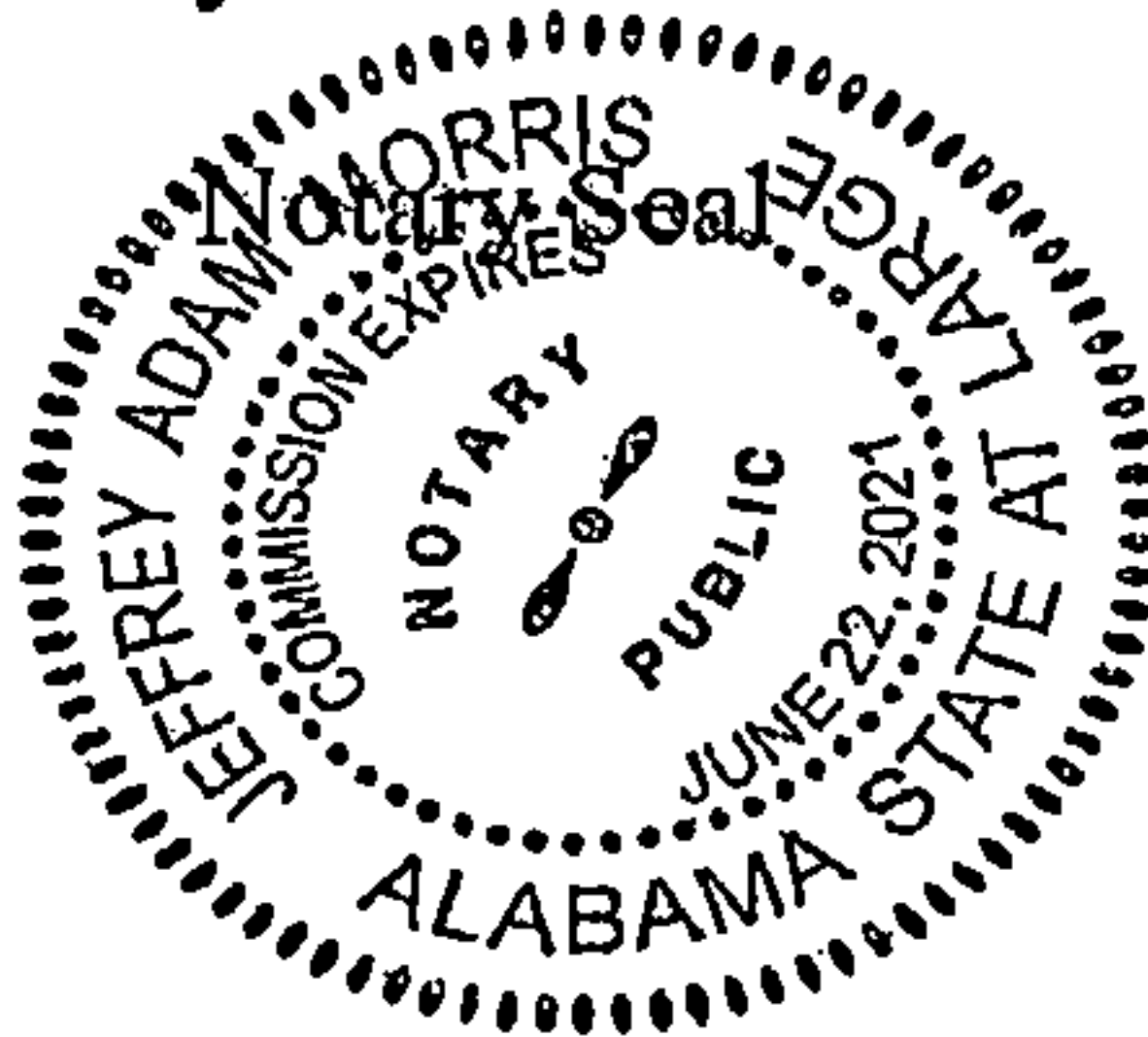
[Signature]

Dustin Jeremy Darden

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Dustin Jeremy Darden** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2020



Notary Public
My commission expires:

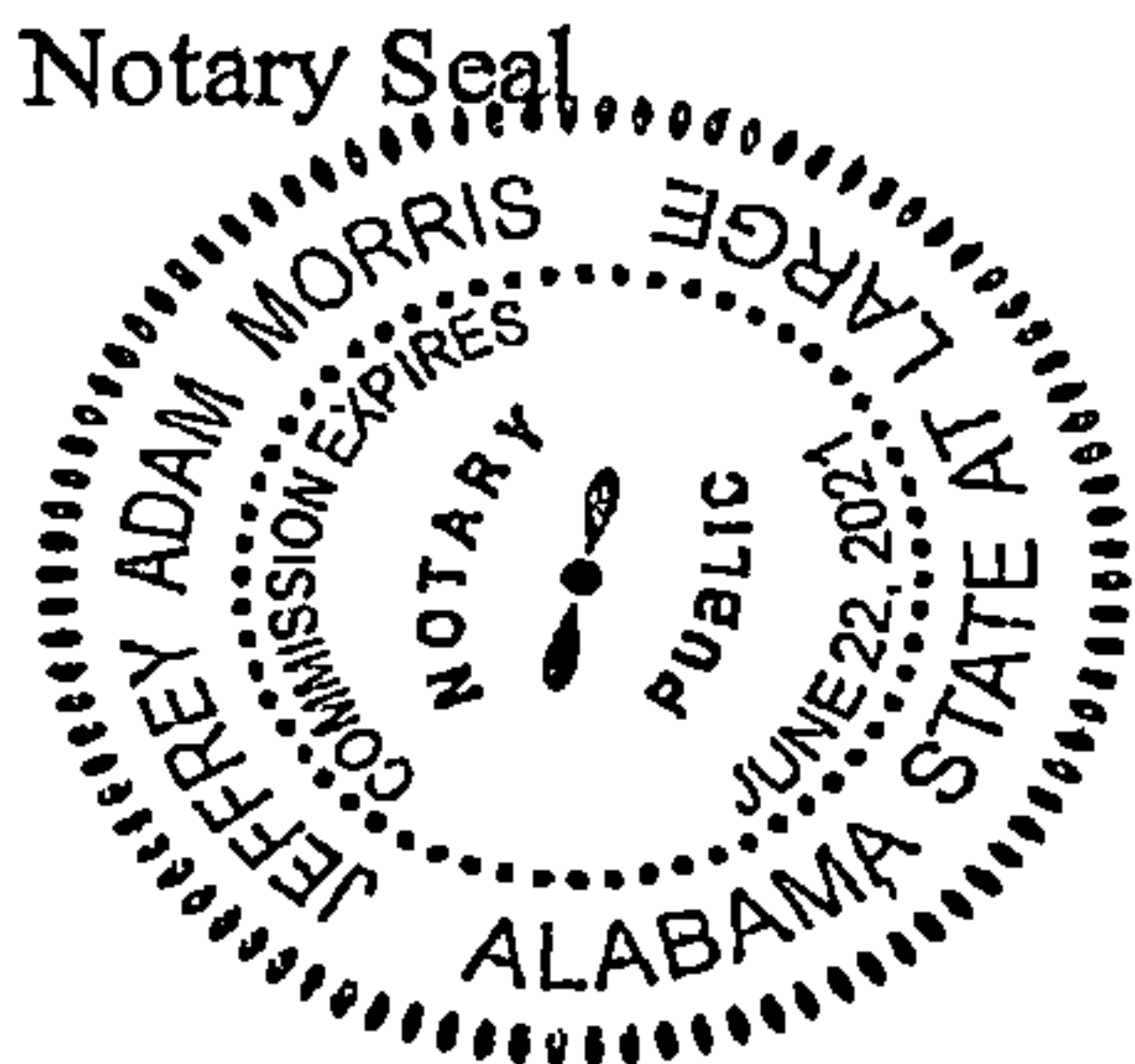
[Signature]

[Signature]
Donna Darden Duffy

STATE OF AL
COUNTY OF Jefferson

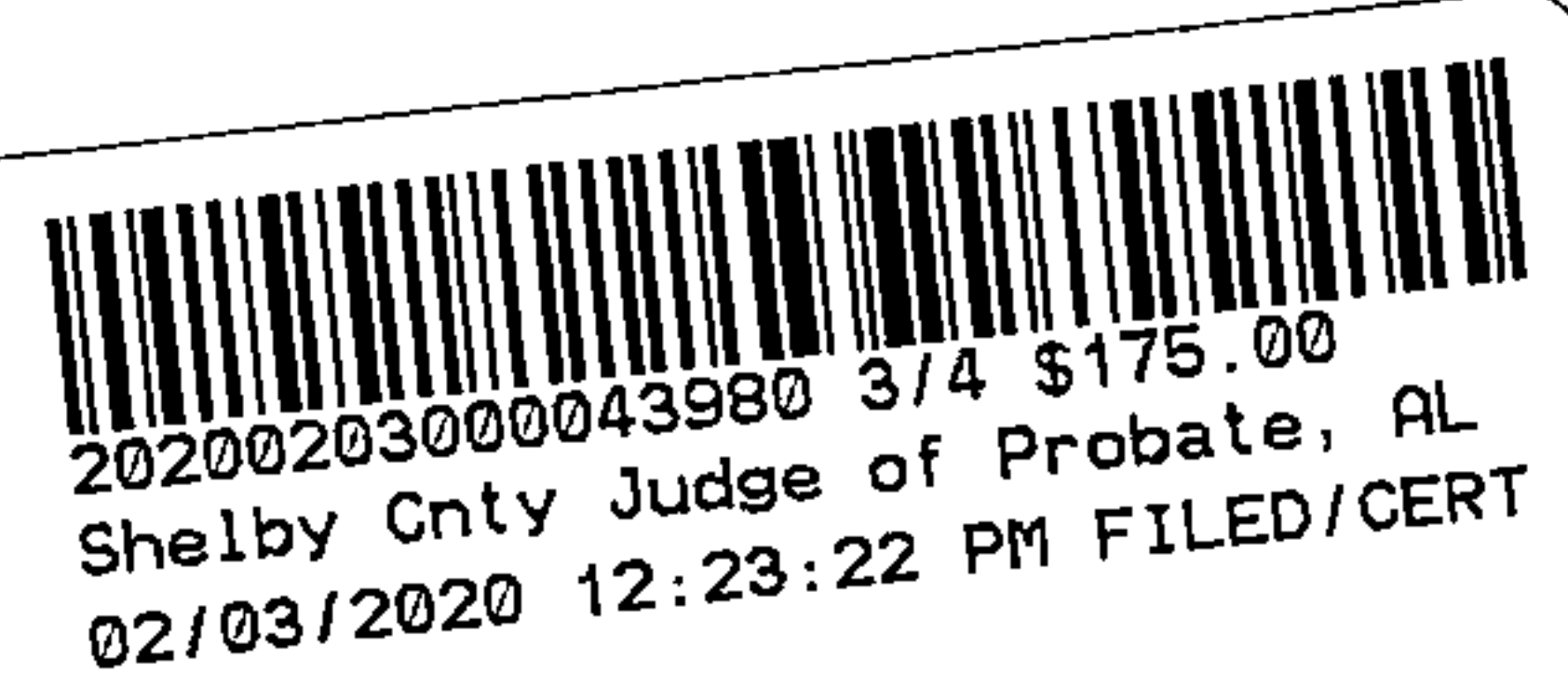
I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Donna Darden Duffy** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of January, 2020



Notary Public
My commission expires:

[Signature]



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Jeremy Darden, Donna Darden Daffy Grantee's Name Philip Randal Darden
 Mailing Address Elizabeth Lamer Darden Mailing Address Teresa Dence Darden
3410 Greystone Way 175 Clearview Ln
BIRMINGHAM AL 35242 Helena AL 35080

Property Address 250 Clearview Ln Date of Sale 1/31/2020
Helena AL 35080 Total Purchase Price \$ 144,000.00
 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
☐ 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 1/30/2020Print Jeffrey

Unattested _____

Sign _____

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1