

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Larry G. Abrams
191 Dates Lane
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FOURTEEN THOUSAND FIVE HUNDRED EIGHTY DOLLARS AND NO CENTS (\$14,580.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Larry G. Abrams, a married man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Larry G. Abrams (as to 1/2 interest), Derek G. Abrams (as to 1/4 interest) and Valarian D. Abrams (as to 1/4 interest)** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

Parcel No. 4 of "THE ABRAMS FAMILY ESTATE SUBDIVISION" as surveyed by Joseph E. Conn, Jr., Alabama Reg. No. 9049, dated December 27, 1991, more particularly described by metes and bounds as follows:
Beginning at the northwest corner of the SE1/4 of the NE1/4 of Section 1, Township 19 South, Range 2 East, Shelby County, Alabama, and run thence southerly along the west line of said 1/4-1/4 section a distance of 219.00 feet to a point; thence turn 90 deg. 33 min. 17 sec. left and run easterly a distance of 584.53 feet to a point on the westerly margin of a public road; thence turn 118 deg. 14 min. 56 sec. left and run northwesterly along said margin a distance of 54.41 feet to a point; thence turn 1 deg. 15 min. 55 sec. left and continue along said margin of said road a distance of 69.65 feet to a point; thence turn 24 deg. 17 min. 32 sec. right and run northerly along said margin of said road a distance of 110.90 feet to a point on the north line of said 1/4-1/4 section; thence turn 84 deg. 46 min. 37 sec. left and run westerly along said north line of said 1/4-1/4 section a distance of 512.25 feet to the point of beginning, containing 2.7 acres and subject to any all agreements, easements, restrictions and/or limitations of record or applicable law.

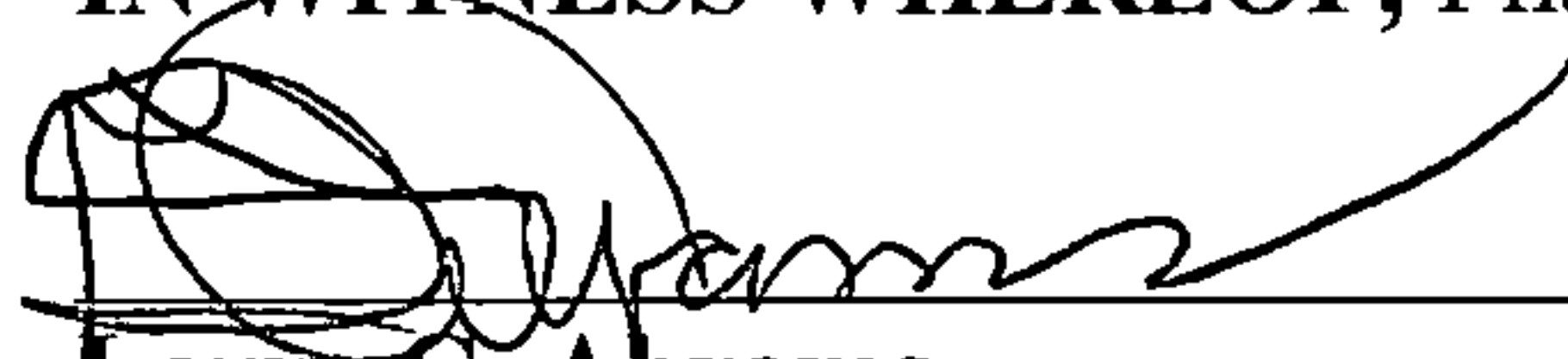
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

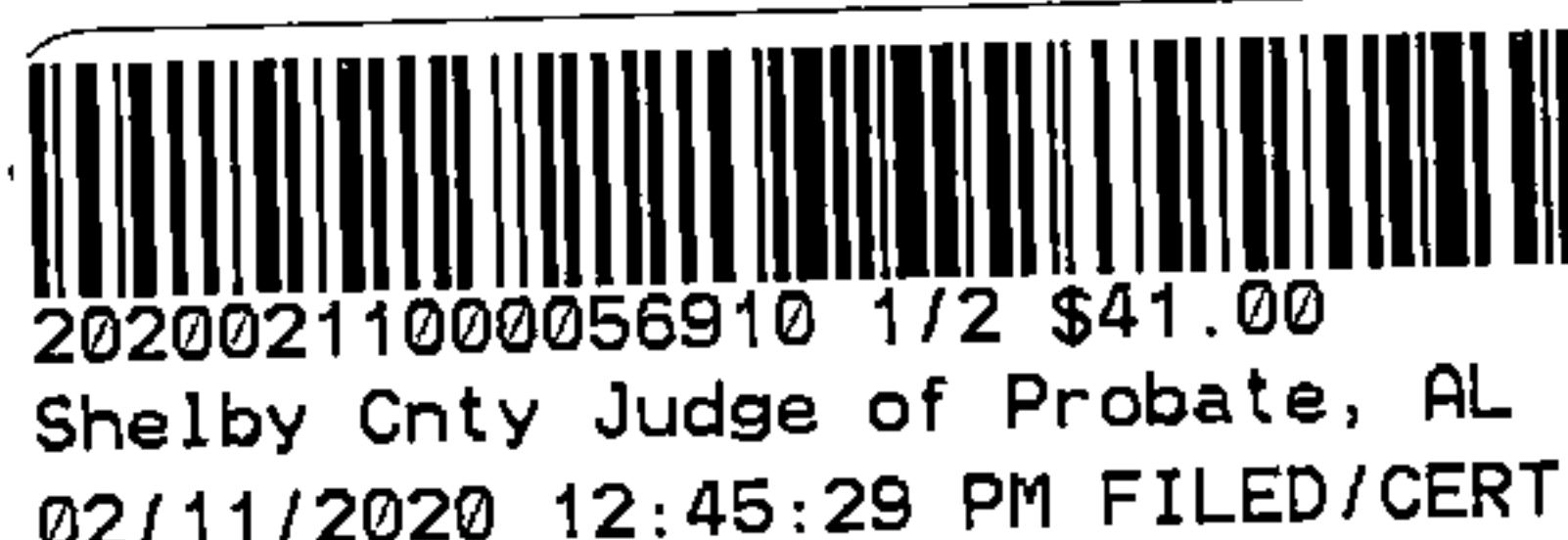
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and I am (we are) lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that I (we) have 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 11th day of February, 2020.


Larry G. Abrams

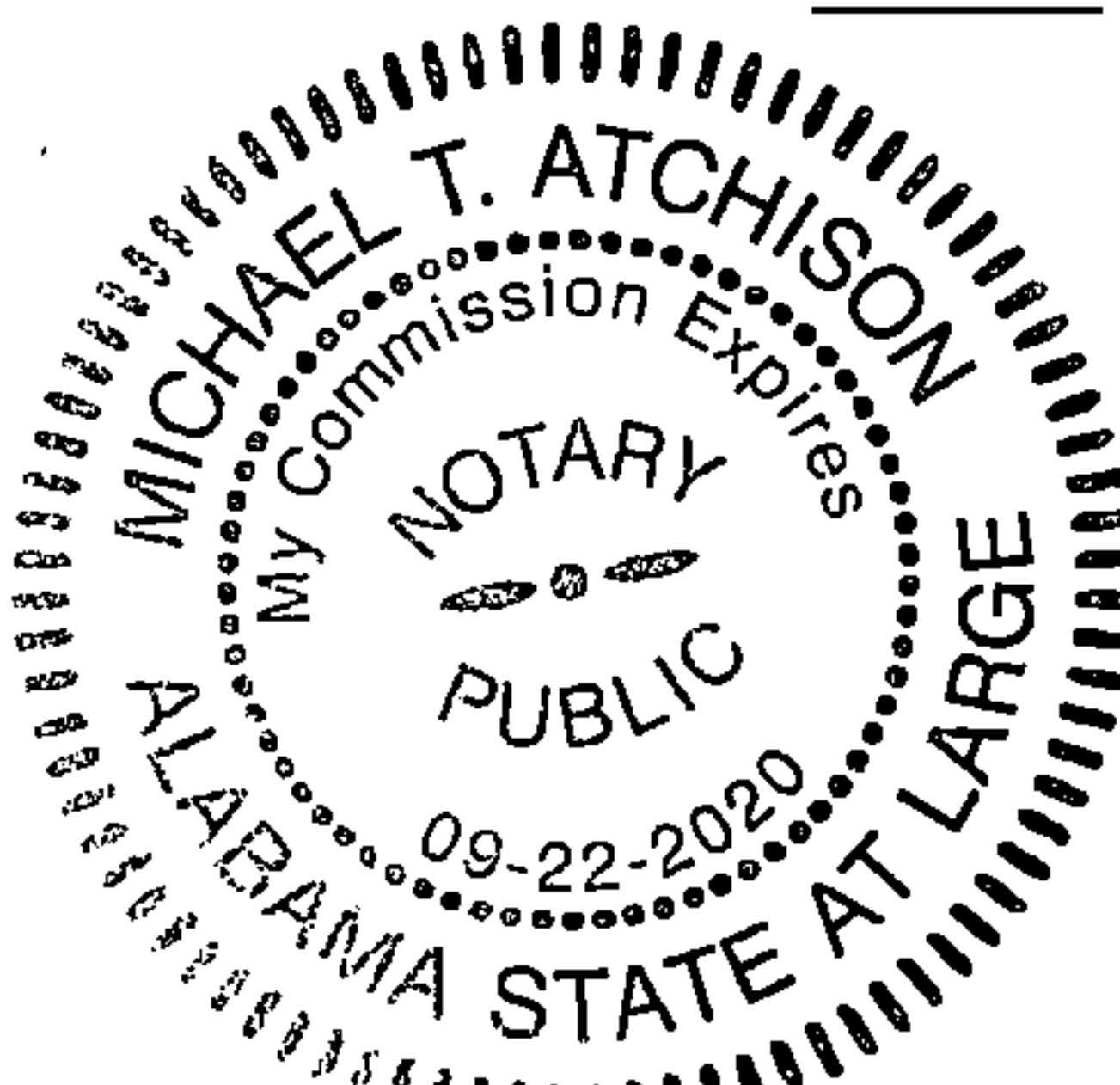
Shelby County, AL 02/11/2020
State of Alabama
Deed Tax: \$15.00

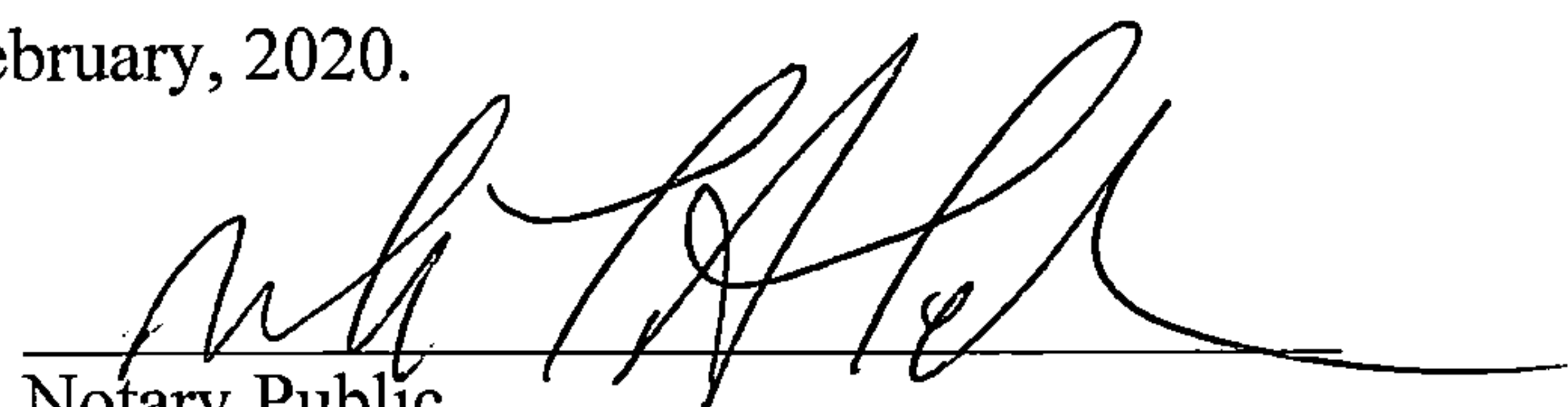
STATE OF ALABAMA)
COUNTY OF SHELBY)



I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Larry G. Abrams**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, 2020.




Notary Public
My Commission Expires:

Real Estate Sales Validation Form

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

Grantor's Name Larry G. Abrams
Mailing Address 191 Dates Lane
Vincent, AL 35778

Grantee's Name Larry G. Abrams
Mailing Address 191 Dates Lane
Vincent, AL 35778

Property Address
Academy Sq 1
Township 19 South R. 2E

Date of Sale 11 Feb 2020
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 14,580.00

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 1/2 tax value
☐ 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 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 11 Feb 2020

Print Larry G. Abrams

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested
ified by)
20200211000056910 2/2 \$41.00
Shelby Cnty Judge of Probate, AL
02/11/2020 12:45:29 PM FILED/CERT