

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:
Joan Ree Brewer Faulkner
PO BOX 115
Sterrett AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE HUNDRED NINETY NINE THOUSAND AND NO/100 DOLLARS (\$199,000.00), 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, I or we, *Joan Ree Brewer Faulkner, a single woman* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Joan Ree Brewer Faulkner and Wade Williams Faulkner* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

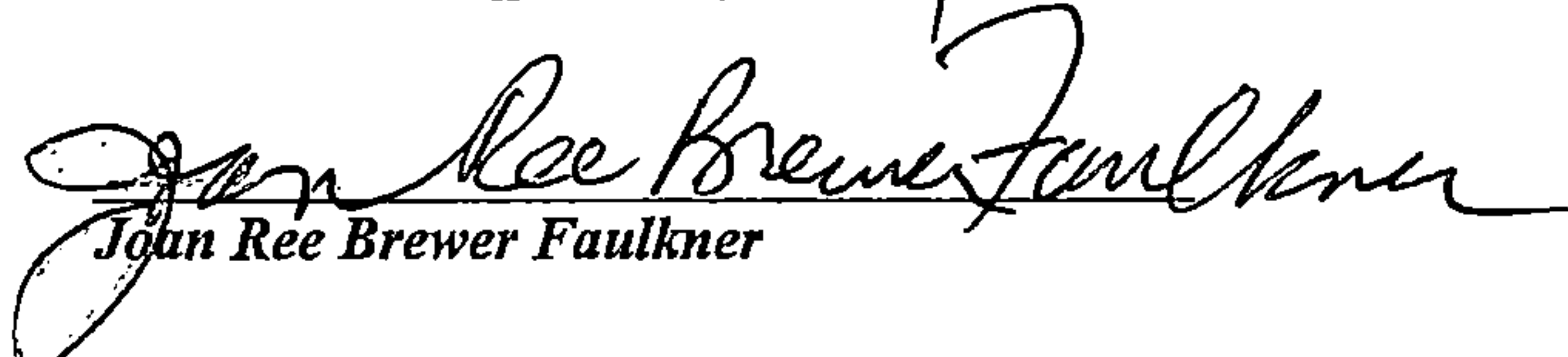
SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

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 17th day of February, 2020.


Joan Ree Brewer Faulkner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Joan Ree Brewer Faulkner, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of February, 2020.


Notary Public
My Commission Expires:

Shelby County, AL 02/19/2020
State of Alabama
Deed Tax: \$199.00


20200219000066510 1/3 \$227.00
Shelby Cnty Judge of Probate, AL
02/19/2020 08:06:11 AM FILED/CERT

EXHIBIT A - LEAGAL DESCRIPTION

Begin at the SW corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ for 683.79 feet; thence 90 deg. 28' 46" right run East for 1443.69 feet to the center line of a dirt road; thence 94 deg. 27' right run South along said road for 33.00 feet; thence 9 deg. 49' 46" left run along said road for 305.79 feet; thence 55 deg. 58' right run 317.36 feet; thence 35 deg. 44' 24" left run 155.04 feet to the South line of said $\frac{1}{4}$ $\frac{1}{4}$; thence 75 deg. 23' 34" right run West for 1179.16 feet to the point of beginning. Containing 21.54 acres, more or less.

ALSO, an easement to provide ingress and egress to and from the above described property and Shelby County Highway No. 45, more particularly described as follows: A 15 foot easement, the center line of which is described as follows: Commence at the SW corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 24, Township 18 South, Range 1 East; thence run East along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ for 1179.16 feet to the point of beginning; thence 75 deg. 23' 34" left run 155.04 feet; thence 35 deg. 44' 24" right run 317.36 feet; thence 55 deg. 58' left run 305.79 feet; thence 9 deg. 49' 46" right run 413.89 feet; thence 5 deg. 43' 38" left run 138.11 feet; thence 11 deg. 35' 55" right run 321.00 feet; thence 16 deg. 52' 30" left run 168.83 feet to the Southwesterly R/W of Shelby County Hwy. 45.

According to survey of Thomas E. Simmons, Registered Land Surveyor, dated May 3, 1987.

Subject to easements and rights of way of record.



20200219000066510 2/3 \$227.00
Shelby Cnty Judge of Probate, AL
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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 Joan Ree Brewer Faulkner Grantee's Name Joan Ree Brewer Faulkner
Mailing Address PO BOX 115 Mailing Address Wade Williams Faulkner
Sterrett AL 35147 PO BOX 115
Sterrett AL 35147

Property Address 200 Merrywood Ln Date of Sale _____
Sterrett AL Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 199,000.00

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 _____

Print Joan Ree Brewer Faulkner

Sign Joan Ree Brewer Faulkner
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1



20200219000066510 3/3 \$227.00
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