

SEND TAX NOTICE TO:
Samantha Disch and Wilson Disch
148 Rabbit Run
Chelsea, Alabama 35043

This instrument was prepared by:
Shannon E. Price, Esq.
Kudulis, Reisinger & Price, LLC
P. O. Box 653
Birmingham, AL 35201

20200219000067150
02/19/2020 11:11:33 AM
DEEDS 1/3

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

SHELBY COUNTY

That in consideration of Zero dollars and no cents (\$0.00)

To the undersigned GRANTOR(S) in hand paid by the GRANTEE(S) herein, the receipt whereof is acknowledged,

Samantha McDonald nka Samantha Disch and Wilson Disch, husband and wife

(herein referred to as GRANTOR(S)), do grant, bargain, sell and convey unto

Samantha Disch and Wilson Disch

(herein referred to as GRANTEE(S)), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

PARCEL I LOT 1, ACCORDING TO THE MAP AND SURVEY OF STAMPS FAMILY SUBDIVISION, AS RECORDED IN MAP BOOK 25 PAGE 98 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
PARCEL II A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE RUN WEST ALONG THE SOUTH LINE OF SAID SECTION 4 A DISTANCE OF 1129.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE A DISTANCE OF 200.00 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 4; THENCE TURN RIGHT 89 DEG. 34 MIN. 25 SEC. A DISTANCE OF 217.60 FEET; THENCE TURN RIGHT 90 DEG. 25 MIN. 35 SEC. A DISTANCE OF 200.00 FEET; THENCE TURN RIGHT 89 DEG. 34 MIN. 25 SEC. A DISTANCE OF 217.80 FEET TO THE POINT OF BEGINNING.
ALSO, A 20 FOOT EASEMENT FOR UTILITIES, INGRESS AND EGRESS TO THE SUBJECT PROPERTY, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 20 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA; THENCE EAST ALONG THE SOUTH LINE OF SAID 1/4 -1/4 200 FEET; THENCE 90 DEG. 25 MIN. 35 SEC. LEFT 217.80 FEET TO THE POINT OF BEGINNING OF SAID 20 FOOT EASEMENT; THENCE CONTINUE ALONG LAST STATED COURSE AND CENTERLINE OF SAID EASEMENT 217.81 FEET; THENCE 90 DEG. 25 MIN. 35 SEC. RIGHT 274.26 FEET; THENCE 90 DEG. 25 MIN. 35 SEC. LEFT 378.16 FEET; THENCE 91 DEG. 10 MIN. 29 SEC. RIGHT, 514.0 FEET, MORE OR LESS, TO THE WEST SIDE OF SHELBY, COUNTY HIGHWAY # 335, AN UNPAVED PUBLIC ROAD. ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to:

Taxes for the year 2020 and subsequent years

Easements, Restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any

Mineral and mining rights, if any.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any, as recorded in Plat/Map Book 25, Page 98.

Any portion of subject land lying in any road right of way.

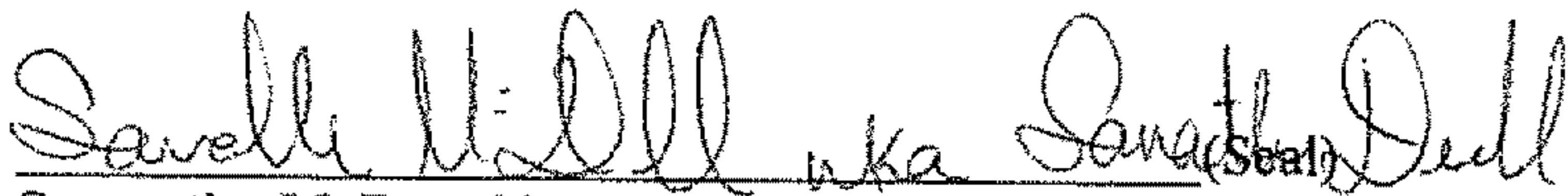
Right of Way for ingress and egress as recorded in Book 67, page 274.

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.

WARRANTY DEED, JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP
CBT File #2001034

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEES**, their heirs and assigns, that 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**, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, GRANTOR(S) have hereunto set my (our) hand(s) and seal(s), February 10, 2020.


Samantha McDonald nka Samantha Disch (Seal)

Wilson Disch (Seal)

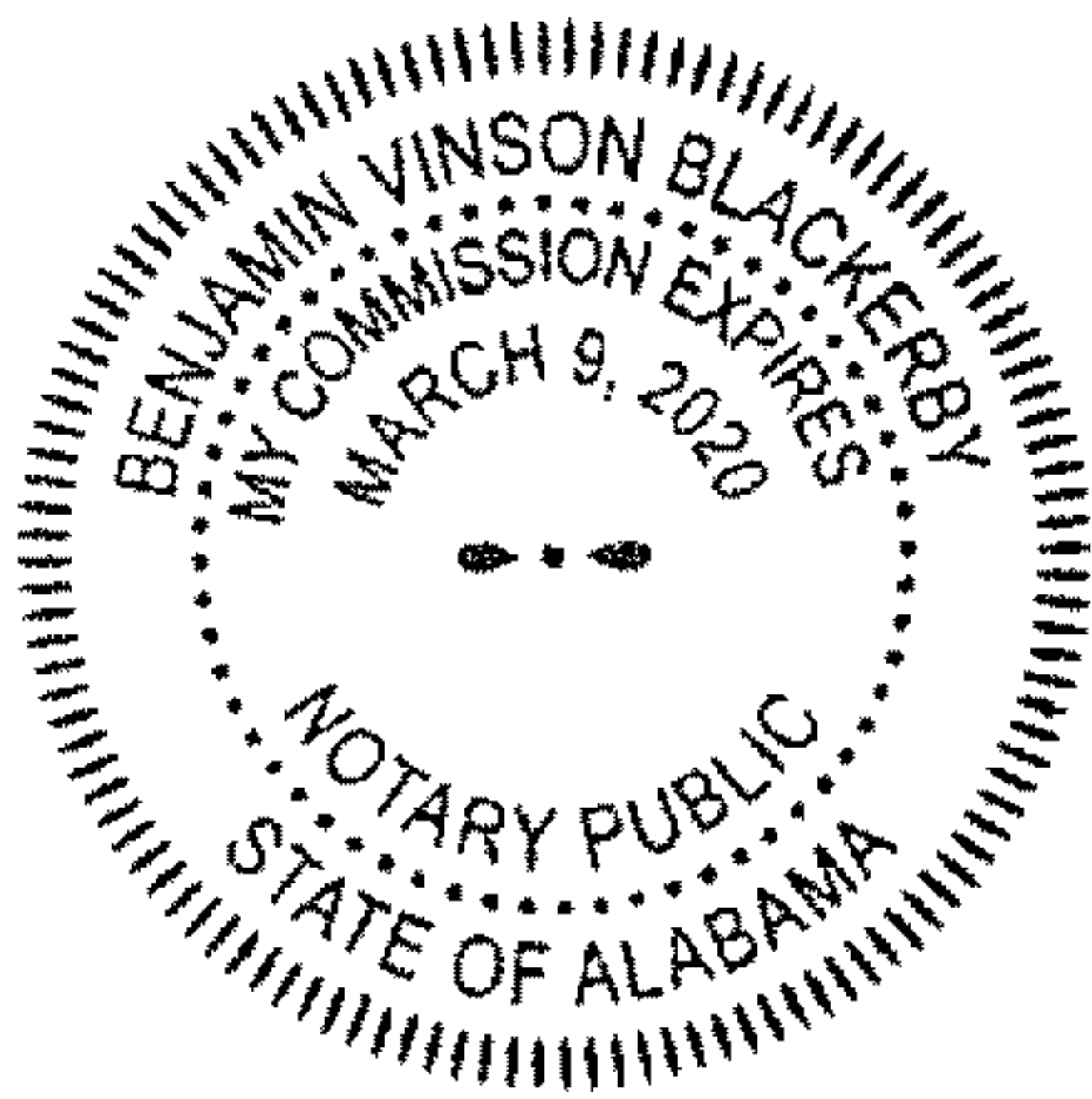
STATE OF ALABAMA

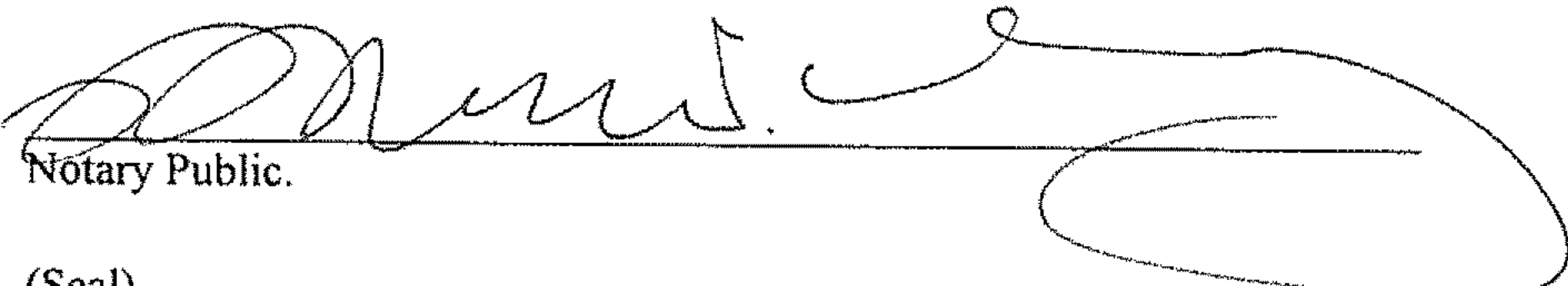
General Acknowledgement

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Samantha McDonald nka Samantha Disch and Wilson Disch**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he/she/they have/has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of February, 2020




Notary Public.
(Seal)
My Commission Expires: 3-9-20

Real Estate Sales Validation Form

This Document must be filled in accordance with Code of Alabama 1975, Section 40- 22-1 (h)

Grantor's Name Samantha McDonald nka Samantha Disch and Wilson Disch Grantee's Name Samantha Disch and Wilson Disch

Mailing Address 148 Rabbit Run
Chelsea, AL 35043
Property Address 148 Rabbit Run
Chelsea, Alabama 35043

Mailing Address 148 Rabbit Run
Chelsea, Alabama 35043
Date of Sale 02/10/2020

Total Purchase Price \$0.00
or
Actual Value _____
or
Assessor's Market Value \$154,780.00

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 X Other ____ Assessor's Market 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 proeprty, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraisaer of the assessor's currency 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 responsibiliy of valuing proeprty 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).

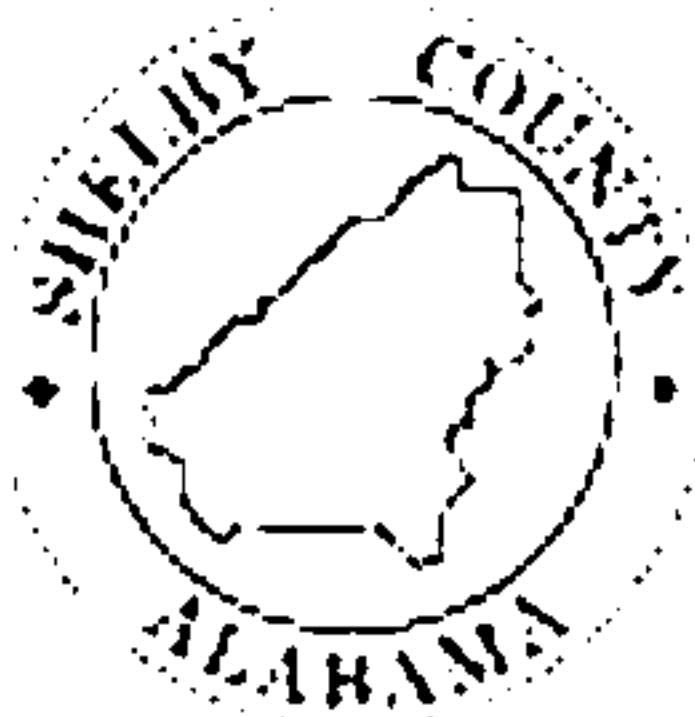
Date 2/10/2020

Print Samantha Disch

____ Unattested

(verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/19/2020 11:11:33 AM
\$184.00 CHERRY
20200219000067150

Allen S. Bayl