

PREPARED BY:
Trussell, Funderburg, Rea & Bell, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Joe Wayne Lawley, Jr.
Donna Marie Bailey

WARRANTY DEED
NO TITLE EXAM PREPARED


20200225000073430 1/3 \$67.00
Shelby Cnty Judge of Probate, AL
02/25/2020 11:07:20 AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and 00/100 Dollars (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Joe Wayne Lawley, an unmarried man**, (herein referred to as Grantor), grant, bargain, sell and convey unto **Joe Wayne Lawley, Jr. and Donna Marie Bailey**, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Northeast corner of the North one-half of the Southeast Quarter of Section 6, Township 18 South, Range 2 East, Shelby County, Alabama, and run thence Southerly along the East line of said one-half Quarter Section a distance of 660.74' to a point; thence turn 90 degrees 00' 08" right and run Westerly 1,535.69' to the point of beginning of the property being described; thence turn 91 degrees 10'13" right and run Northerly 411.79' to a point; thence turn 49 degrees 48'25" right and run Northeasterly 197.50' to a point; thence turn 8 degrees 09'18" Right and run 133.36' to a point; thence turn 11 degrees 56' 26" right and run 191.89' to a point; thence turn 162 degrees 24'08" left and run Westerly 557.45' to a point; thence turn 89 degrees 45'15" left and run westerly 557.45' to a point; thence turn 89 degrees 45'15" left and run Southerly 658.18' to a point; thence turn 90 degrees 09'45" left and run easterly 87.13' to the point of beginning, containing 2.56 acres and subject to any and all agreements, easements, rights of way, restrictions and/or limitations of probated record or applicable law.

Legal Description provided by Grantor.

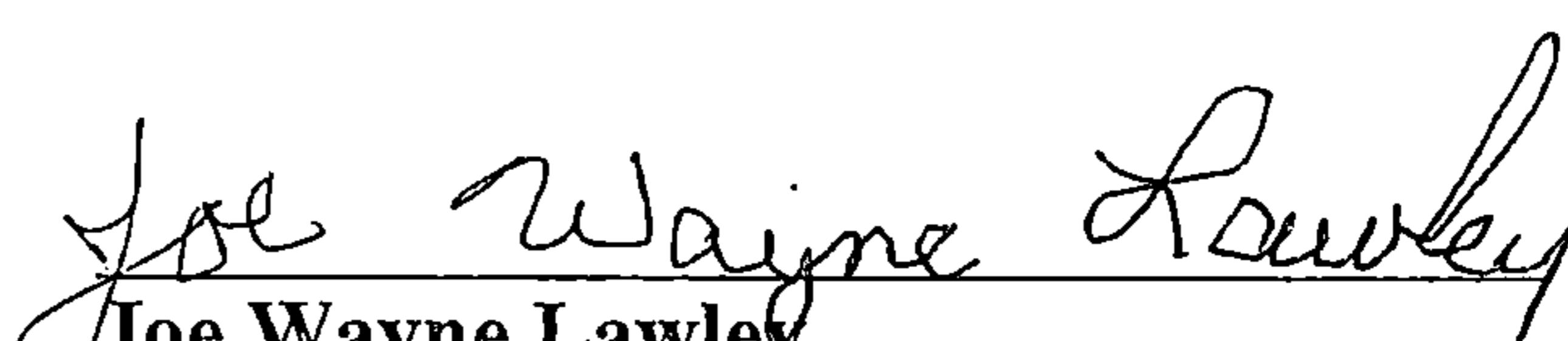
Being the same property conveyed to Joe Wayne Lawley and wife, Magdalene Lawley by Survivorship Warranty Deed recorded in instrument #1993-32658 in the Probate Office of Shelby County, Alabama. Magdalene Lawley departed this life on November 26, 2012.

SUBJECT TO:

1. Taxes due and payable October 1, 2020, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, and I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same aforesaid; that I will and my 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, I have hereunto set my hand and seal, this 18th day of February, 2020.


Joe Wayne Lawley
GRANTOR

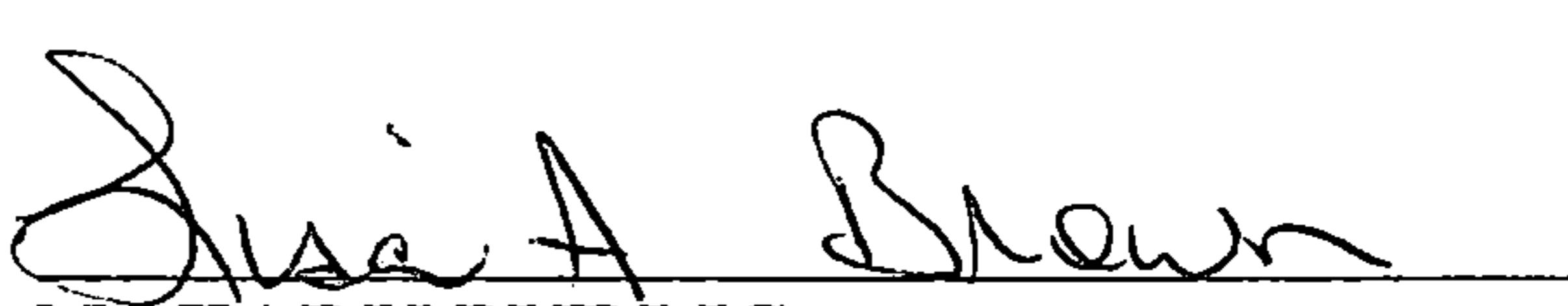
STATE OF ALABAMA

ST. CLAIR COUNTY


20200225000073430 2/3 \$67.00
Shelby Cnty Judge of Probate, AL
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I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Joe Wayne Lawley whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 18th day of February, 2020.


NOTARY PUBLIC
My Commission Expires: _____

LISA A BROWN
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 16, 2023

Real Estate Sales Validation Form

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

Grantor's Name Joe Wayne Lawley

Grantee's Name Joe Wayne Lawley, Jr
Donna Marie Bailey

Mailing Address
410 W. Greek Rd. So.
Bell City, AL 35128

Property Address 531 Crabapple Ln.
Vandiver, AL
35176

Date of Sale 3/18/2020
Total Purchase Price \$ 0

Shelby County, AL 02/25/2020
State of Alabama
Deed Tax:\$39.00

Actual Value \$ _____
Or
Assessor's Market Value \$ 38,960.00

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
 Sales Contract
 Closing Statement

Appraisal
 Other Attorney / Tax Office

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 3/25/20

Print Donna Bailey

Unattested


(Verified by)

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

Form RT-1

