

**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:*  
Jennifer Mealer  
PO BOX 412  
Alabaster AL 35007

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLAR (\$1.00), 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, **Jennifer Mealer and husband Jeffery P. Mealer and Thomas F. Fenley, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Jennifer Mealer and Jeffery P. Mealer (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.

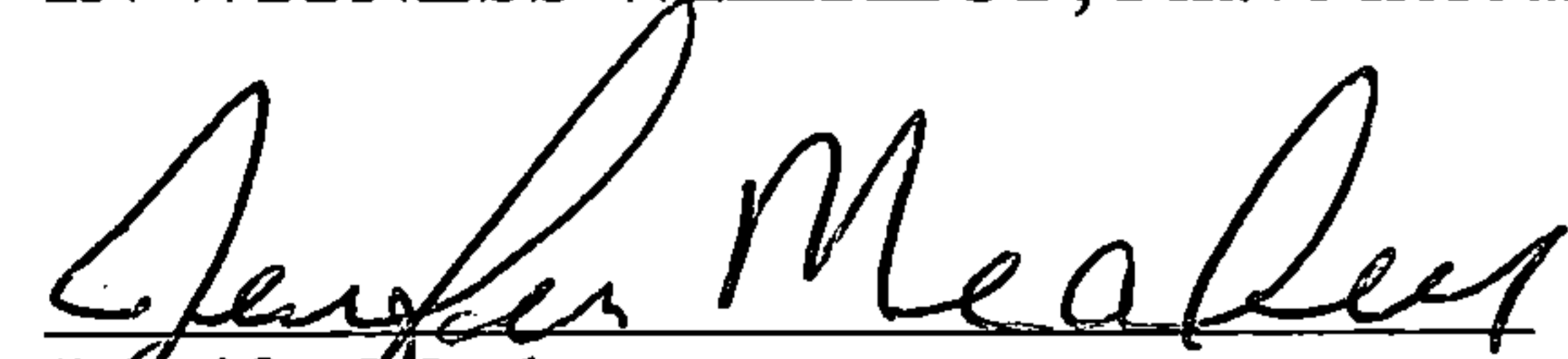
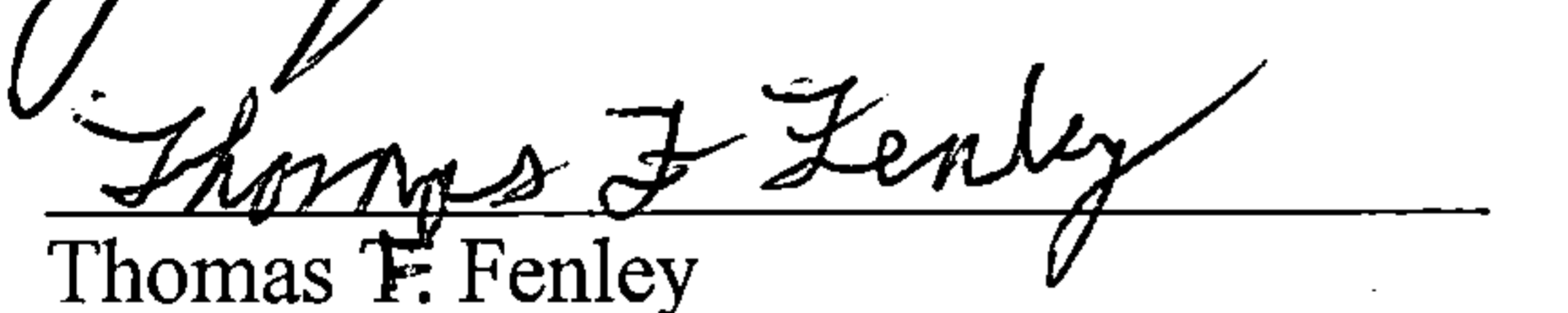
Grantors herein are all the surviving heirs at law of Frances Mae Fenley, having died on or about September 10, 2016.

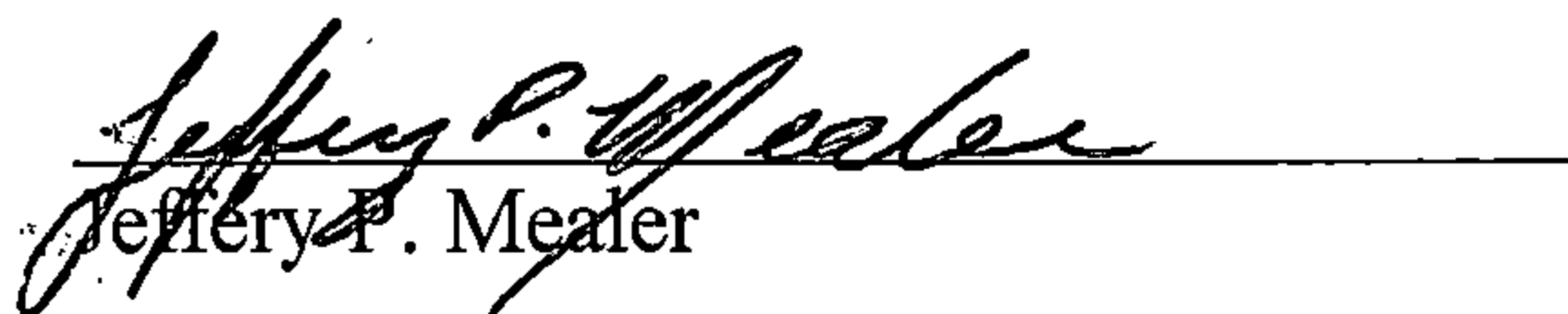
***This Deed was prepared from data furnished by the Grantee. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.***

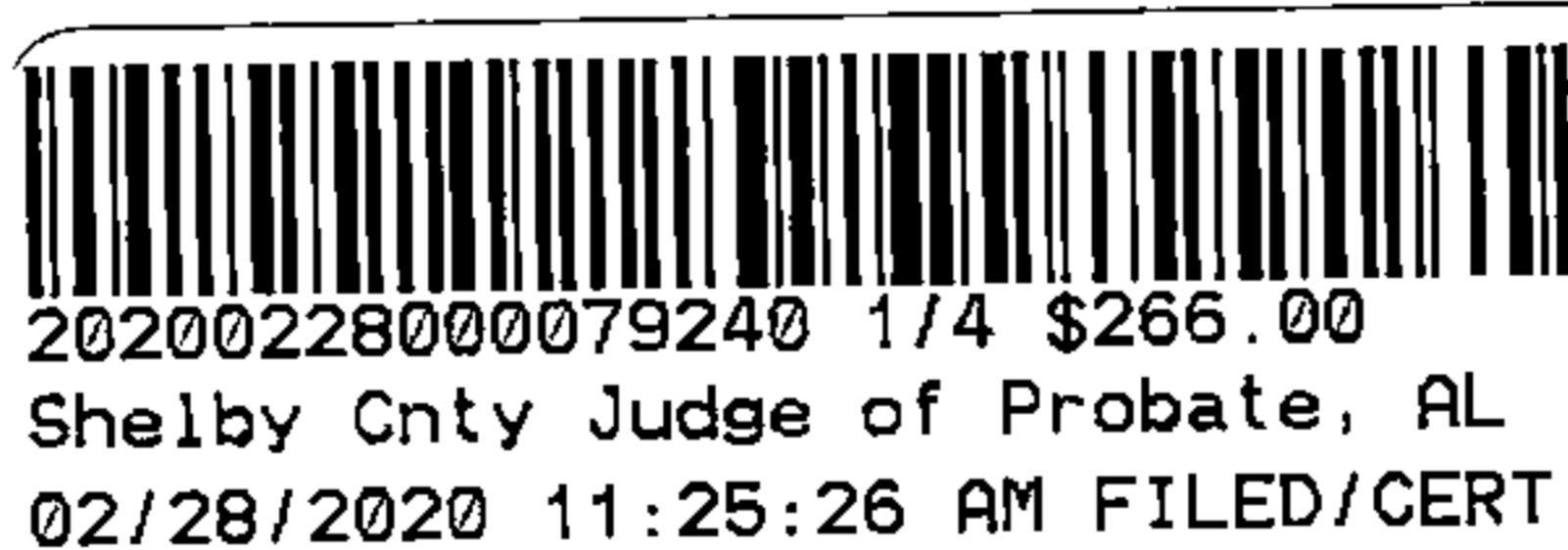
**TO HAVE AND TO HOLD** Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 19<sup>th</sup> day of February, 2020.

  
Jennifer Mealer  
  
Thomas F. Fenley

  
Jeffery P. Mealer



Shelby County, AL 02/28/2020  
State of Alabama  
Deed Tax: \$234.00

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jennifer Mealer and Thomas F. Fenley, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19<sup>th</sup> day of February, 2020



  
Notary Public  
My Commission Expires:

STATE OF ALABAMA)  
COUNTY OF SHELBY)

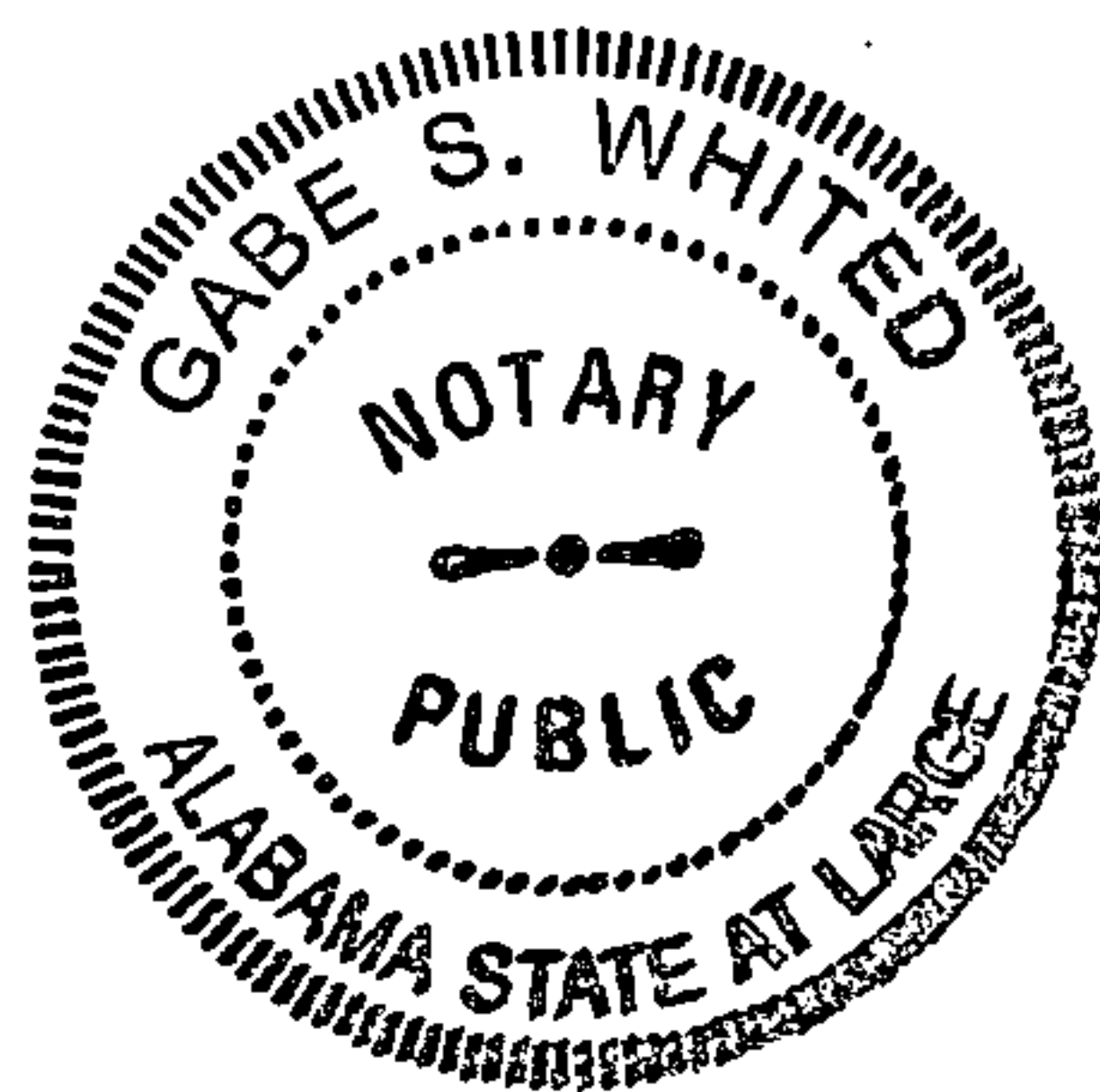
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Jeffery P. Mealer, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the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

Given under my hand and official seal this 19<sup>th</sup> day of February, 2020

*Gabe S. Whited*

Notary Public

My Commission Expires: 8/8/2021



20200228000079240 2/4 \$266.00  
Shelby Cnty Judge of Probate, AL  
02/28/2020 11:25:26 AM FILED/CERT

EXHIBIT A - LEAGAL DESCRIPTION

Parcel 1

PIN: 23-5-15-0-002-001.002

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A part of the N 1/2 of the SE 1/4 of Section 15, Township 21 S, Range 3 W, Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of the NE 1/4 of the SE 1/4; thence N 88° 23' 47" W along the North Boundary of the N 1/2 of the SE 1/4 1764.89 feet; thence S 0° 09' 23" N 674.59 feet; thence S 88° 15' 30" E 1762.06 feet to the East Boundary of the NE 1/4 of the SE 1/4; thence N 0° 24' 34" E along said boundary 678.76 feet to the point of beginning. Less and except that parcel of land conveyed by warranty deed to the Alabaster Water and Gas Board, as recorded in Book 269, Page 895.

Parcel 2

PIN: 23-5-15-0-002-001.000

BEGIN AT THE NE CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 21 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA; THENCE S 00°24'34" W ALONG THE EAST LINE OF SAID 1/4 1/4 SECTION A DISTANCE OF 678.67'; THENCE N 88°15'48" W A DISTANCE OF 1311.91'; THENCE N 00°24'54" W A DISTANCE OF 675.07' TO THE NW CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE S 88°26'26" E ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION A DISTANCE OF 1143.08'; THENCE S 01°32'39" W A DISTANCE OF 124.95'; THENCE S 88°25'13" E A DISTANCE OF 124.90'; THENCE N 01°21'12" E A DISTANCE OF 124.82' TO SAID NORTH LINE; THENCE S 88°25'56" E ALONG SAID NORTH LINE A DISTANCE OF 53.98' TO THE POINT OF BEGINNING.



20200228000079240 3/4 \$266.00  
Shelby Cnty Judge of Probate, AL  
02/28/2020 11:25:26 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jennifer Mealer
Mailing Address PO BOX 412
Alabaster AL 35007

Grantee's Name Jennifer Mealer
Mailing Address PO BOX 412
Alabaster AL 35007

Property Address 625 Biddie Ln
Alabaster

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 233,770.00

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 tax value

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
Unattested
Print Jennifer Mealer
Sign Jennifer Mealer
(Grantor/Grantee/Owner/Agent) circle one

