

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jeffrey Harris Flannery, Jr.
3632 Dabney Drive
Birmingham, AL 35243

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Seven Thousand and 00/100 Dollars (\$370,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Blaire McCurry, a married woman

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Jeffrey Harris Flannery, Jr. and Ellen Shinnick Flannery

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

See Exhibit "A" attached hereto

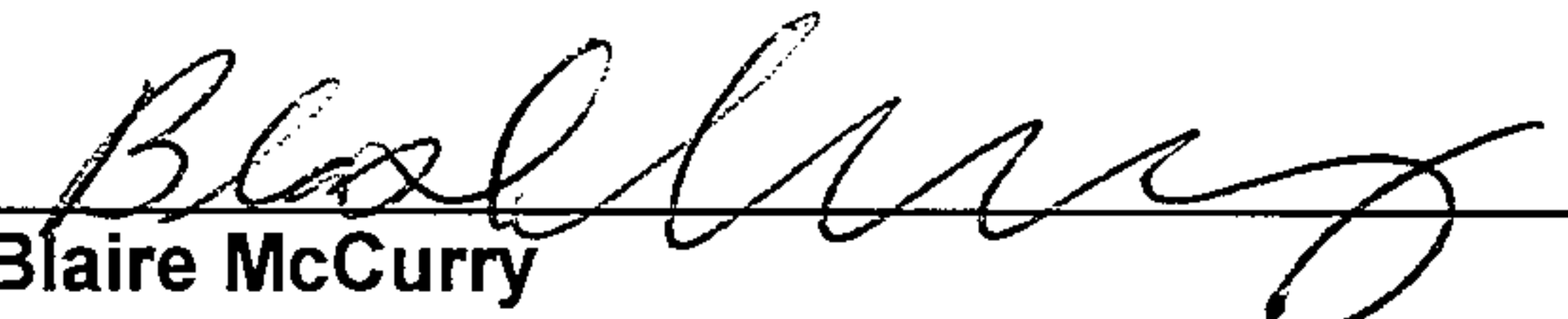
\$1,062,500.00 of the proceeds come from a mortgage recorded simultaneously herewith.
The property described on the attached Exhibit "A" and conveyed herein is not the homestead of the grantor or her spouse.

Subject to: (1) 2020 ad valorem taxes not yet due and payable;
(2) all mineral and mining rights not owned by the Grantor; and
(3) all easements, rights-of-way, restrictions, covenants and encumbrances of record.

TO HAVE AND TO HOLD unto 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 do for myself and for my heirs, executors, and administrators covenant with 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 as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this **28th day of February, 2020.**

 (Seal)
Blaire McCurry

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Blaire McCurry** 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 **28th day of February, 2020.**




Notary Public: **David P. Condon**
My Commission Expires: **02/12/2022**

Exhibit "A"

Lot 1, according to the Survey of Graves Subdivision, as recorded in Map Book 40, Page 83, in the Probate Office of Shelby County, Alabama.

Being more particularly described by deed in Inst. No. 20081030000422780 as follows:

Lot 1 of Graves Subdivision (a proposed subdivision) situated in the East one half of Section 13. Township 19 South, Range 2 West, Shelby County, Alabama being more particularly described as follows:

Begin at an iron pin found locally accepted to be the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 13; thence run South 00 degrees 29 minutes 03 seconds East along the East line of said quarter quarter Section for a distance of 30.03 feet to an iron pin set; thence run South 88 degrees 03 minutes 37 seconds East for a distance of 378.75 feet to an iron pin set; thence run South 00 degrees 08 minutes 04 seconds East for a distance of 169.92 feet to an iron pin set; thence run South 87 degrees 57 minutes 51 seconds East for a distance of 120.00 feet to an iron pin set; thence run South 45 degrees 54 minutes 10 seconds East for a distance of 700.19 feet to an iron pin set; thence run South 44 degrees 35 minutes 30 seconds West for a distance of 175.27 feet to an iron pin set; thence run South 40 degrees 50 minutes 40 seconds West for a distance of 315.96 feet to an iron pin set; thence run South 43 degrees 14 minutes 46 seconds West for a distance of 127.95 feet to an iron pin set; thence run North 45 degrees 29 minutes 03 seconds West for a distance of 658.95 feet to an iron pin set; thence run South 44 degrees 30 minutes 57 seconds West for a distance of 150.53 feet to an iron pin set; thence run South 60 degrees 06 minutes 02 seconds West for a distance of 604.34 feet to an iron pin set; thence run South 47 degrees 27 minutes 38 seconds West for a distance of 100.14 feet to a point; thence run South 37 degrees 44 minutes 23 seconds West for a distance of 95.56 feet to an iron pin set; thence run South 53 degrees 55 minutes 03 seconds West for a distance of 78.63 feet to an iron pin set; thence run South 57 degrees 13 minutes 45 seconds West for a distance of 96.67 feet to an iron pin set; thence run South 43 degrees 35 minutes 12 seconds West for a distance of 210.23 feet to an iron pin set; thence run North 87 degrees 08 minutes 22 seconds West for a distance of 226.92 feet to an iron pin set on the Southeast right of way line of Alabama Highway No. 119; thence run North 30 degrees 08 minutes 53 seconds East along said Southeast right of way line for a distance of 1159.91 feet to an iron pin set on a curve to the right having a central angle of 10 degrees 07 minutes 43 seconds a radius of 3033.33 feet and a chord bearing of North 35 degrees 12 minutes 45 seconds East; thence run in a Northeasterly direction along the arc of said curve and also along said Southeast right of way line for a distance of 536.23 feet to an iron pin set; thence run North 40 degrees 07 minutes 48 seconds East along said Southeast right of way line for a distance of 76.24 feet to an iron pin found on the North line of said quarter quarter section; thence run South 87 degrees 55 minutes 21 seconds East for a distance of 223.05 feet to the point of beginning.

REAL ESTATE SALES VALIDATION FORM

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

Grantor Name: **Blaire McCurry**

Date of Sale: **February 28th, 2020**

Mailing Address: **5925 Cahaba Valley Road
Birmingham, Alabama, 35242**

Total Purchase Price: **\$370,000.00**

Or

Actual Value: \$ _____

Property Address: **5925 Cahaba Valley Road
Birmingham, Alabama, 35242**

Or

Assessor's Market Value: \$ _____

Grantee Name: **Jeffrey Harris Flannery, Jr.**

Grantee Name: **Ellen Shinnick Flannery**

Mailing Address: **purchasers add**

purchasers city, purchasers state, purchaser zip

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 _____

XX 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 Section 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 Section 40-22-1 (h).

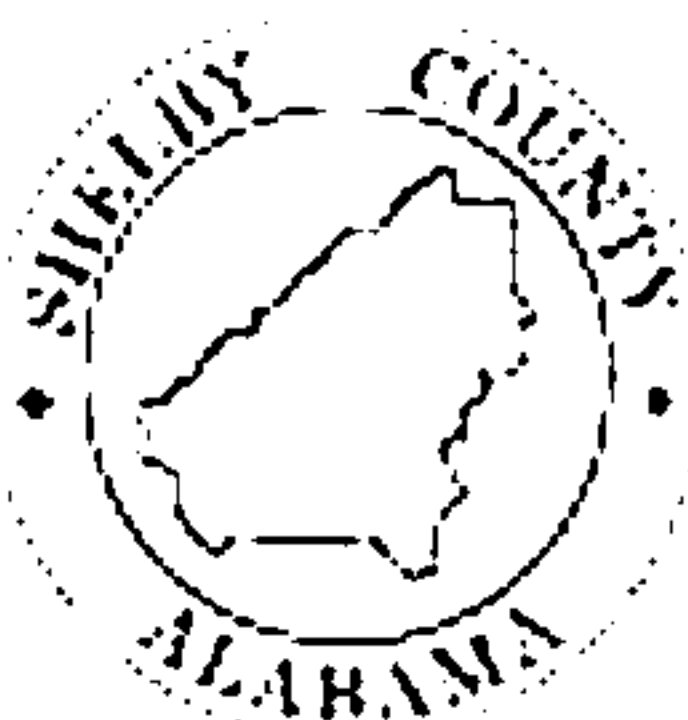
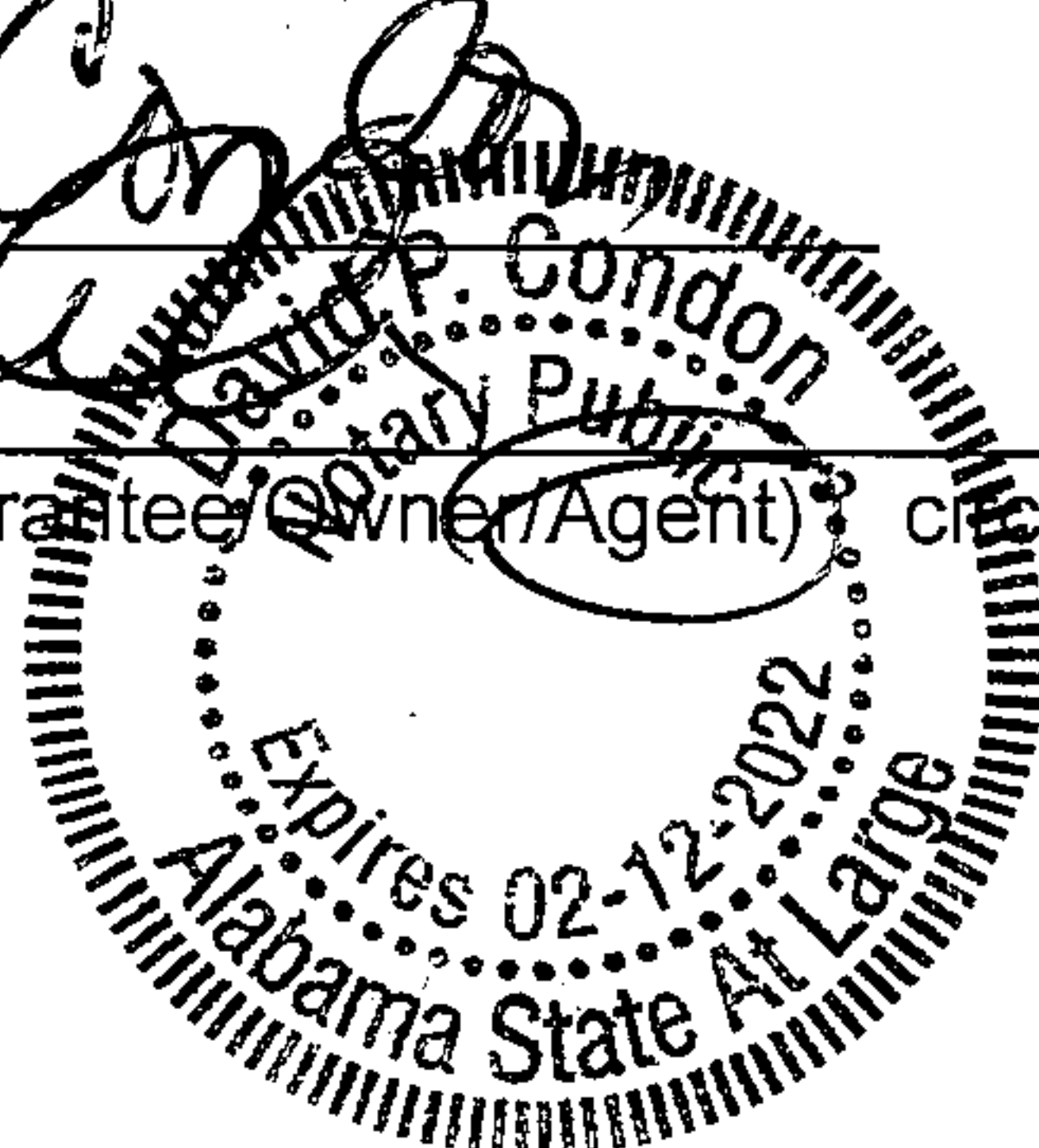
Date: **February 28th, 2020** Print: _____

____ 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
03/02/2020 01:34:07 PM
\$29.00 CHARITY
20200302000082000

Allen S. Bayl