

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:
Billy K. Graham, Jr.
988 Hwy 67
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **SEVEN HUNDRED FORTY SIX THOUSAND SEVEN HUNDRED FIFTY AND NO/00 DOLLARS (\$746,750.00)**, 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, **Billy K. Graham Jr. and wife Jane Gore Graham** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Billy K. Graham Jr. and Jane Gore Graham** (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:

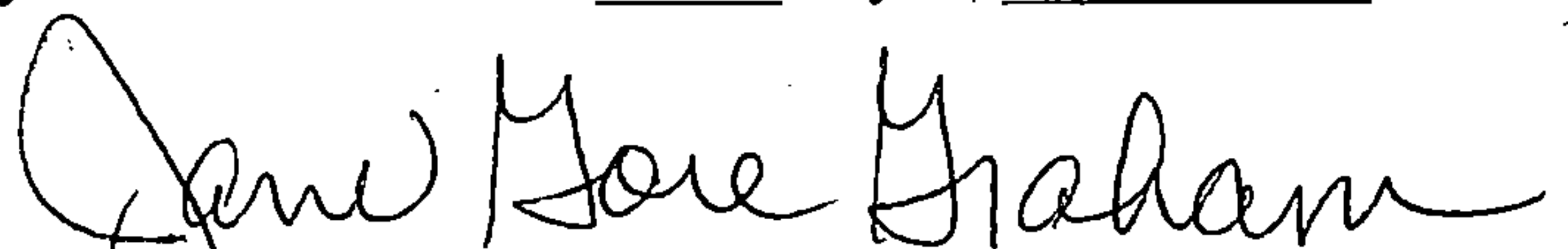
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

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 28th day of Feb, 2020.

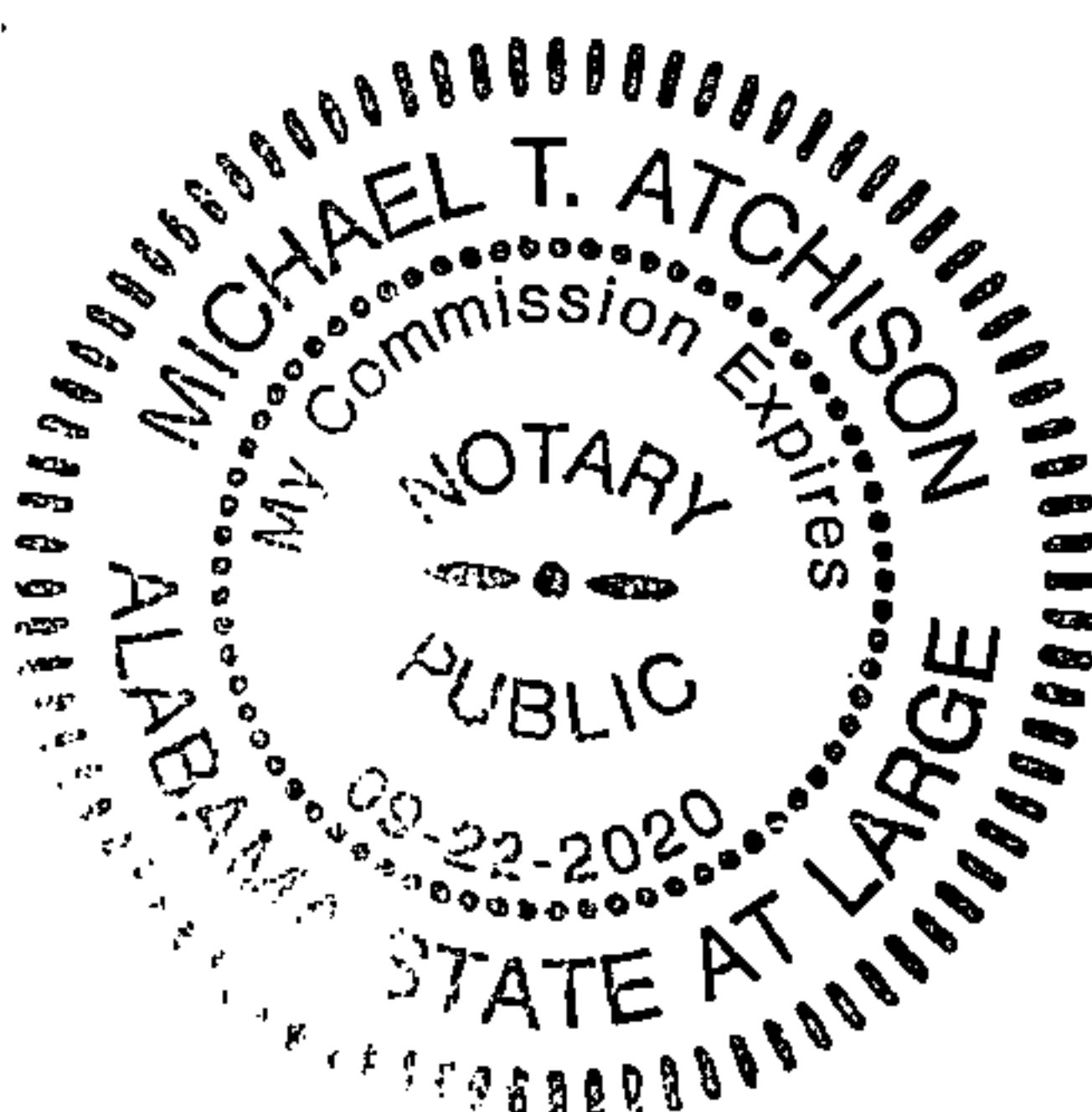

Billy K. Graham, Jr.

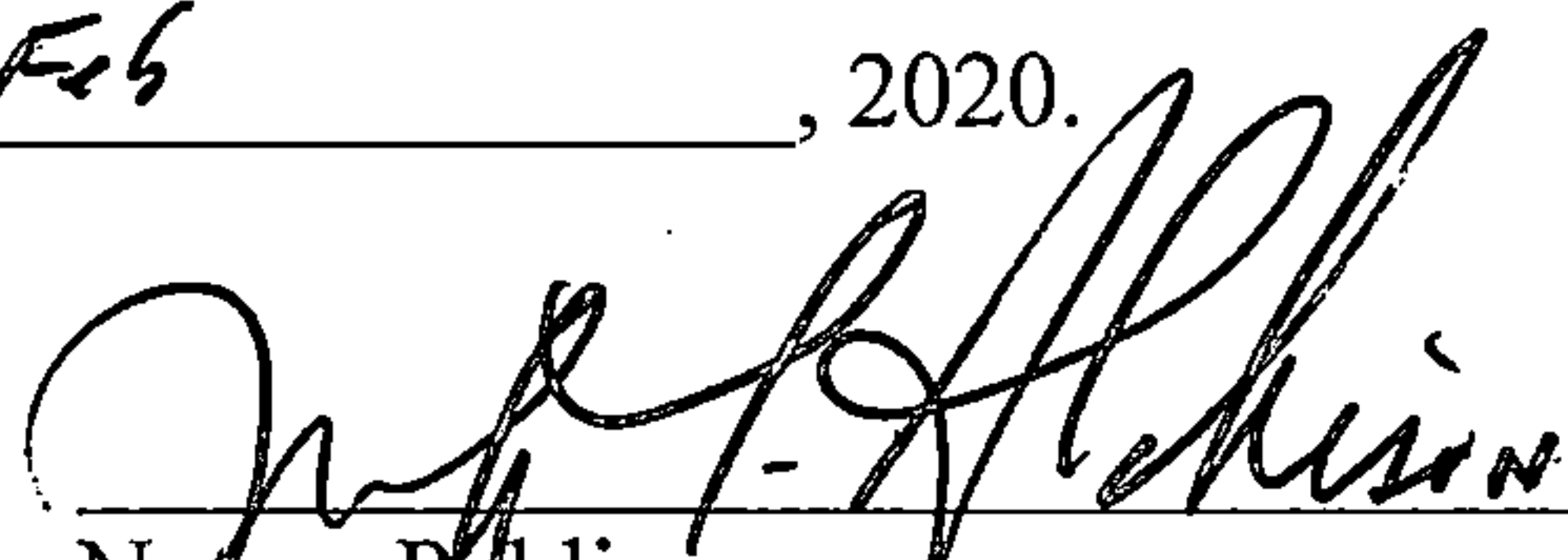

Jane Gore Graham

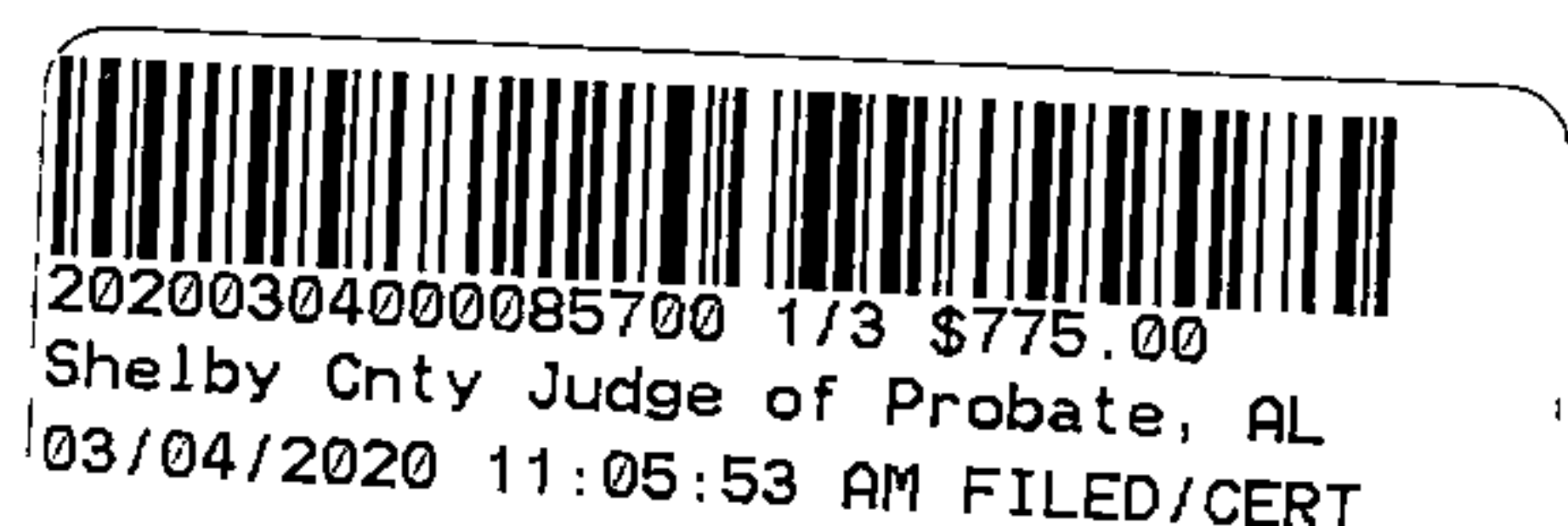
STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Billy K. Graham, Jr. and Jane Gore Graham**, 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 28th day of Feb, 2020.




Notary Public
My Commission Expires:



Shelby County, AL 03/04/2020
State of Alabama
Deed Tax: \$747.00

EXHIBIT A – LEAGAL DESCRIPTION

Parcel 1

PIN: 35-1-12-0-000-005.000

All NW $\frac{1}{4}$ of NW $\frac{1}{4}$ in Section 12, Township 24 North, Range 13 East lying NW $\frac{1}{4}$ of Shelby County Highway # 67.

Parcel 2

PIN: 35-1-11-0-000-012.001

A tract of land in the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 24 North, Range 13 East, being more particularly described as follows:

Commence at the Northeast corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 11, Township 24 North, Range 13 East; thence run South 89 deg. 35 min. 29 sec. West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 181.32 feet; thence run South 3 deg. 52 min. 47 sec. East a distance of 20.07 feet to the point of beginning; thence continue South 3 deg. 52 min. 47 sec. East a distance of 130.61 feet; thence run South 18 deg. 23 min. 54 sec. East a distance of 164.45 feet; thence South 31 deg. 21 min. 04 sec. East a distance of 88.38 feet; thence run South 16 deg. 53 min. 05 sec. East a distance of 93.8 feet; thence run South 40 deg. 35 min. 04 sec. East a distance of 34.0 feet; thence run North 89 deg. 35 min. 29 sec. East a distance of 9.35 feet to the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section line; thence run North 1 deg. 31 min. 25 sec. East a distance of 470.83 feet along said East $\frac{1}{4}$ - $\frac{1}{4}$ Section line; thence run North 88 deg. 00 min. 52 sec. West a distance of 179.27 feet to the point of beginning.

Parcel 3

PIN: 35-1-12-0-000-008.000

All SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 24 North, Range 13 East, Lying NE of I-65 ROW.

Parcel 4

PIN: 35-1-12-0-000-010.000

The SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 12, Township 24 North, Range 13 East, and all that part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 24 North, Range 13 East, lying West of the I-65 ROW. Except East 70' of.

Parcel 5

PIN: 35-1-12-0-000-004.000

All NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 24 North, Range 13 East, lying NE of I-65 ROW and SW of Shelby County Highway # 67 ROW.

Parcel 6

PIN: 35-1-12-0-000-006.000

All NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 24 North, Range 13 East, lying West of I-65 ROW and SE of Shelby County Highway #67 ROW.

Parcel 7

PIN: 35-1-12-0-000-009.000

NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 12, Township 24, Range 13 East, lying West of Highway I-65. Except East 70' of.

Parcel 8

PIN: 35-1-12-0-000-007.001

East 70' of SW $\frac{1}{4}$ of NW $\frac{1}{4}$, lying W of I-65

East 70' of NW $\frac{1}{4}$ of SW $\frac{1}{4}$, lying W of I-65

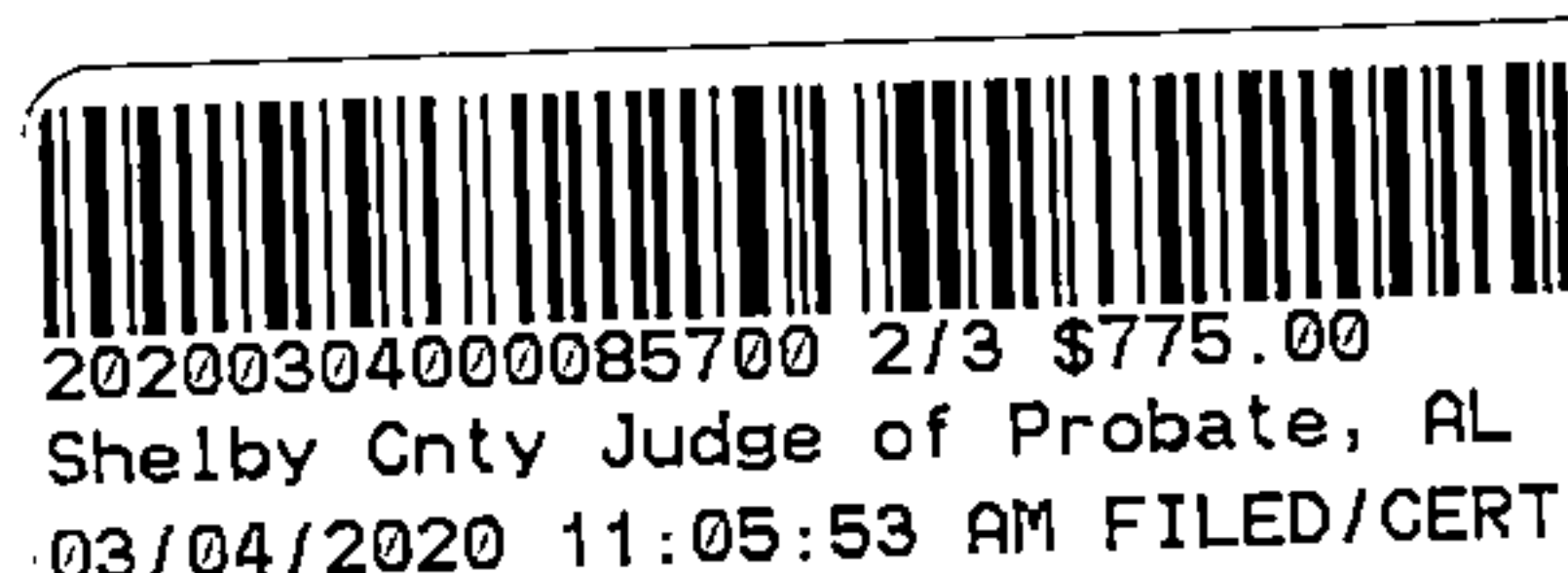
East 70' of NE $\frac{1}{4}$ of SW $\frac{1}{4}$, lying W of I-65

East 70' of SE $\frac{1}{4}$ of SW $\frac{1}{4}$, lying W of I-65

Parcel 9

PIN: 35-1-12-0-000-007.000

All SW $\frac{1}{4}$ of NW $\frac{1}{4}$ and All NW $\frac{1}{4}$ of SW $\frac{1}{4}$ Section 12, Township 24 North, Range 13 East, lying West of I-65 ROW, Except East 70' of.



Real Estate Sales Validation Form

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

Grantor's Name Billy H Graham Jr
Mailing Address 970 Hwy 202
Calera AL 35040

Grantee's Name Billy H Graham Jr
Mailing Address 970 Hwy 202
Calera AL 35040

Property Address multiple properties

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 746,750.00

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 1/2 tax value
to add spouse to title

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 28 Feb 2020

Print Billy H Graham Jr

Sign Billy H Graham Jr

(Grantor/Grantee/Owner/Agent) circle one

Unattested

ified by)



20200304000085700 3/3 \$775.00
Shelby Cnty Judge of Probate, AL
03/04/2020 11:05:53 AM FILED/CERT

Form RT-1