

This Instrument was Prepared by:

Send Tax Notice To: Richard T. Ray
Tammy Ray

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

8085 Hwy 26
Columbiana, AL 35051

File No.: S-20-26134

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Forty Thousand Five Hundred Dollars and No Cents (\$40,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Frank O. Dillard, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Richard T. Ray and Tammy Ray**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

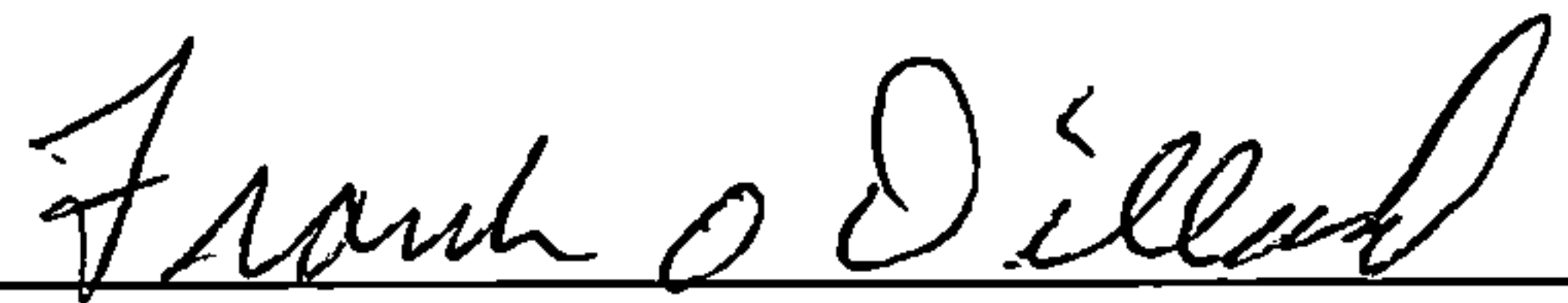
Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 6th day of March, 2020.




Frank O. Dillard

State of Alabama

County of Shelby

I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Frank O. Dillard, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6th day of March, 2020.



Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 22, 2020

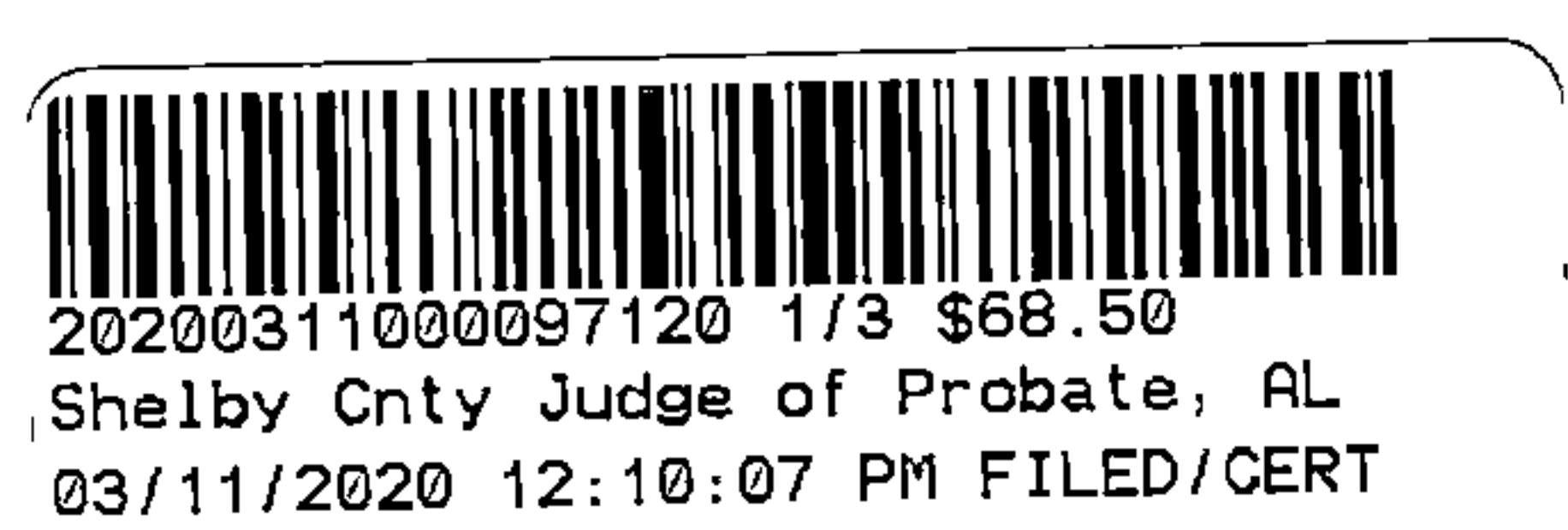
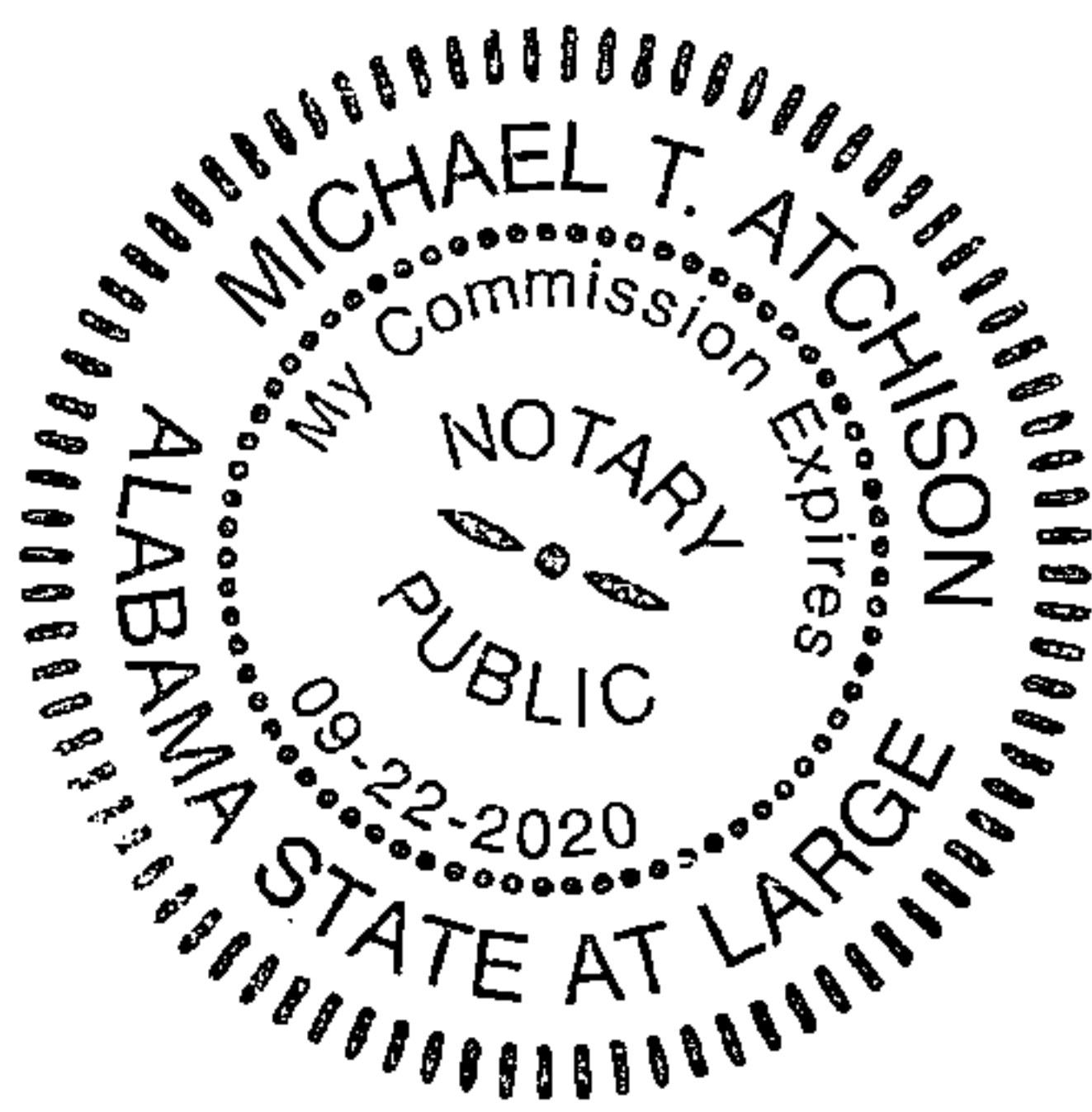
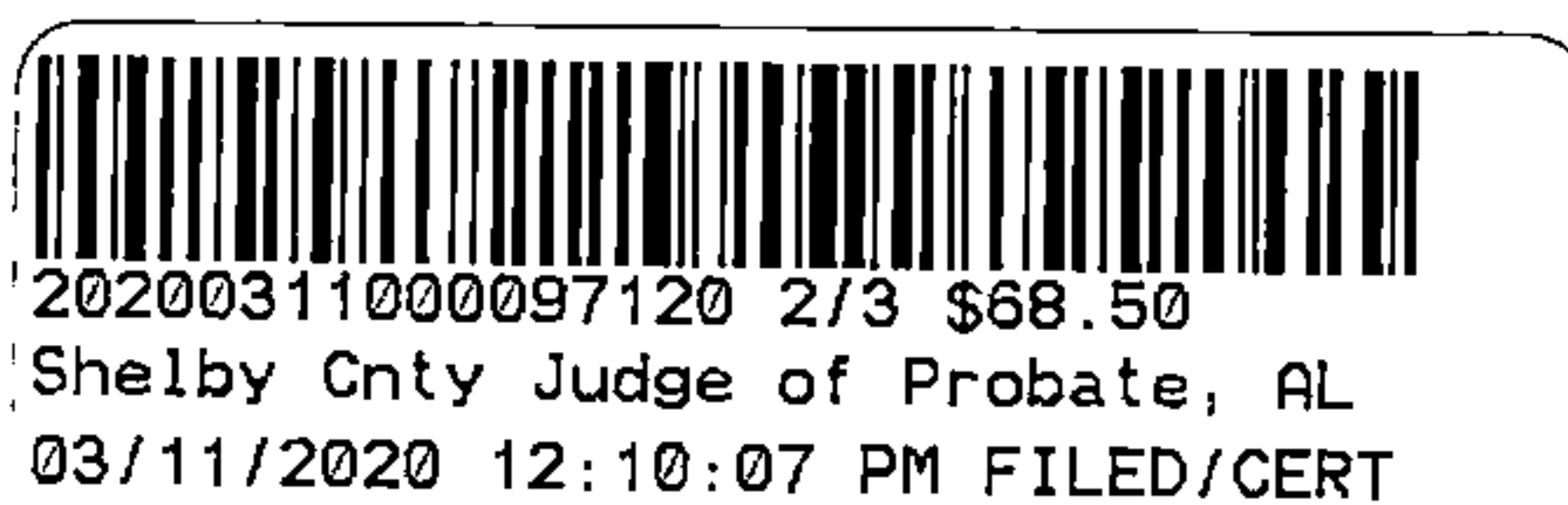


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of the SE 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 374.38 feet; thence South 02 degrees 01 minute 54 seconds East, a distance of 30.01 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 230.89 feet; thence North 85 degrees 05 minutes 27 seconds East, a distance of 194.30 feet; thence South 23 degrees 31 minutes 27 seconds West, a distance of 152.20 feet; thence South 86 degrees 40 minutes 00 seconds West, a distance of 281.95 feet to a point on the northeasterly R.O.W. line of Shelby county Highway 77, 80' R.O.W. said point also being a non-tangent curve to the right, having a radius of 1200.00 a central angle of 04 degrees 40 minutes 44 seconds and subtended by a chord which bears North 36 degrees 40 minutes 50 seconds West and a chord distance of 97.97 feet; thence along the arc of said curve and said R.O.W. by a chord which bears North 23 degrees 58 minutes 22 seconds West and a chord distance of 319.02 feet; thence along the arc of said curve and said R.O.W. line a distance of 319.66 feet; thence North 90 degrees 00 minutes 00 seconds East and leaving said R.O.W. line, a distance of 328.59 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's Name Frank O. Dillard
1436 Heather Ln
Mailing Address Albany, AL 35007
3676 Hwy 77
Property Address Columbiana, AL 35051

Grantee's Name Richard T. Ray
Tammy Ray
Mailing Address 8085 Hwy 26
Columbiana, AL 35051
Date of Sale March 06, 2020
Total Purchase Price \$40,500.00
or
Actual Value _____
or
Assessor's Market Value _____

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

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 of 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 March 05, 2020

Print Frank O. Dillard

Unattested

Sign Frank O. Dillard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200311000097120 3/3 \$68.50
Shelby Cnty Judge of Probate, AL
03/11/2020 12:10:07 PM FILED/CERT

Shelby County, AL 03/11/2020
State of Alabama
Deed Tax: \$40.50

Form RT-1