

20200312000099420
03/12/2020 03:25:15 PM
DEEDS 1/2

THIS INSTRUMENT PREPARED BY:
R. Timothy Estes, Esq.
Estes Closings, LLC.
2188 Parkway Lake Drive, Ste. 101
Hoover, AL. 35244

SEND TAX NOTICE TO:
Luther Clayton Lemley Jr.
14001 Hwy 25
Calera, AL 35040

**WARRANTY DEED
Joint Tenants with Rights of Survivorship**

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of **One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 DOLLARS (\$199,900.00)** to the undersigned Grantor in hand paid by the GRANTEEs herein, the receipt whereof is hereby acknowledged, I

Kevin L. Chain, an unmarried man

(herein referred to as GRANTOR, whether one or more) does grant, bargain, sell and convey unto

Luther Clayton Lemley Jr. and Karen Valerie Lemley

(herein referred to as GRANTEEs, whether one or more), the following described real estate situated in **SHELBY** County, Alabama, to-wit:

A parcel of land in the W ½ of the NW ¼ of Section 13, Township 22, Range 2 West, Shelby County, Alabama, described as follows: From the NE corner of said ½ of the ¼ section (a rock pile, iron pin and stake) said point being situated on a yellow painted line established by Gulf States Paper Co., and accepted as correct by this survey, run Southwesterly along a yellow painted line marking the center of the old abandoned Calera-Columbiana chert road for 793 feet to the Point of Beginning of subject lot; from said point thus established continue to run along said painted line for 388 feet; thence run S 70°E, for 207 feet to a point on the Westerly ROW line of Alabama Highway No. 25; thence run Northeasterly along said highway ROW line for 390 feet; thence run N 68°W for 213.4 feet and back to the Point of Beginning; being situated in Shelby County, Alabama.

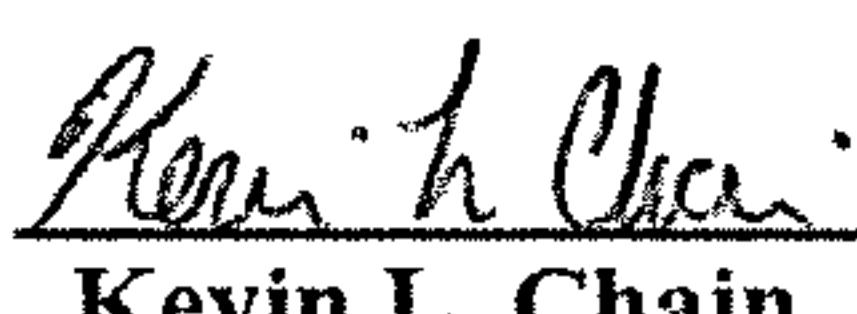
Mineral and mining rights excepted. Subject to: current taxes, easements, covenants, conditions and restrictions of record.

\$196,278.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements 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 does 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 and clear 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 the said GRANTEEs, their heirs and assigns forever, against the lawful claims of all persons.

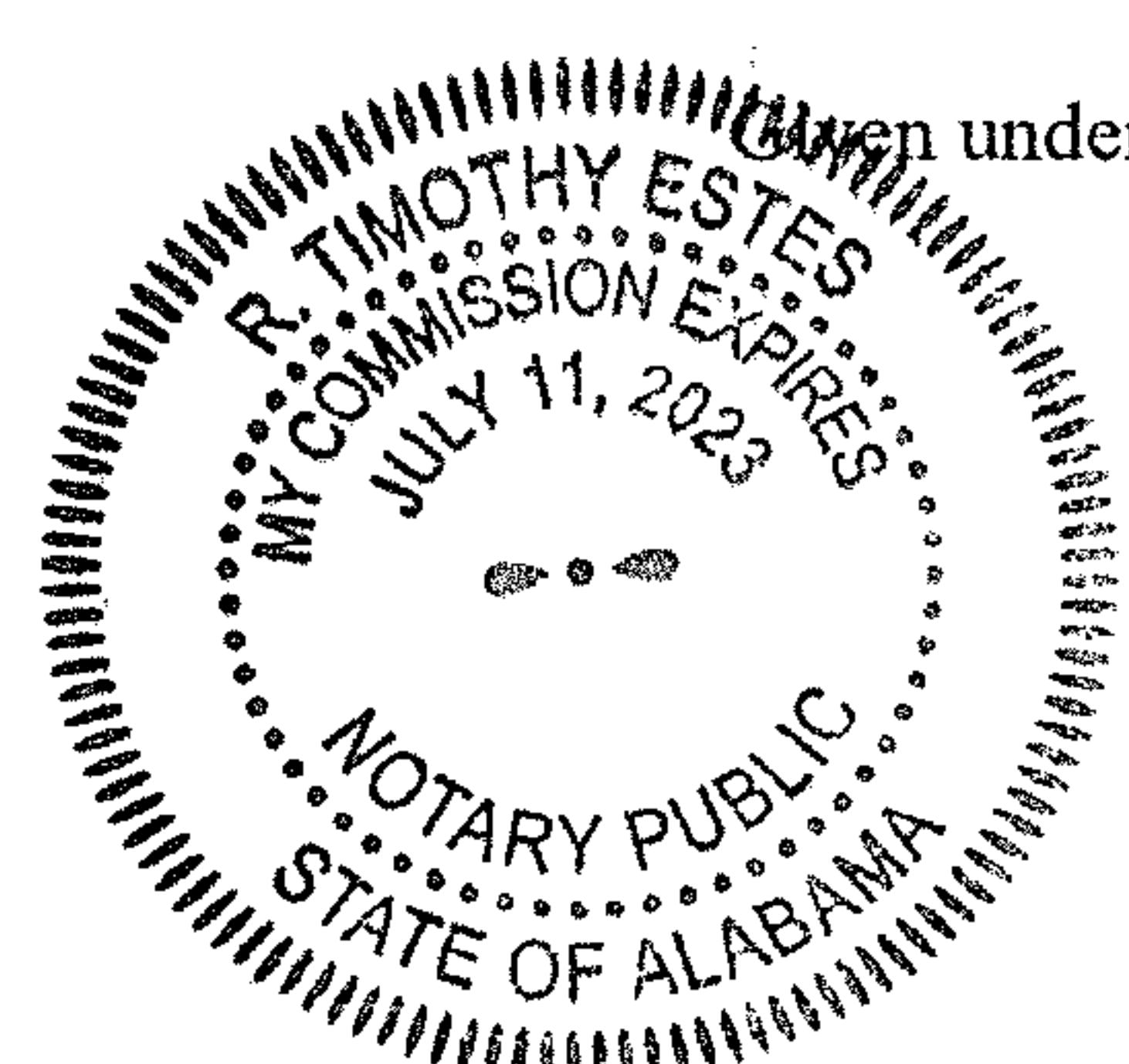
IN WITNESS WHEREOF, the said GRANTOR has hereunto set their signature and seal, this the 9th day of March, 2020.



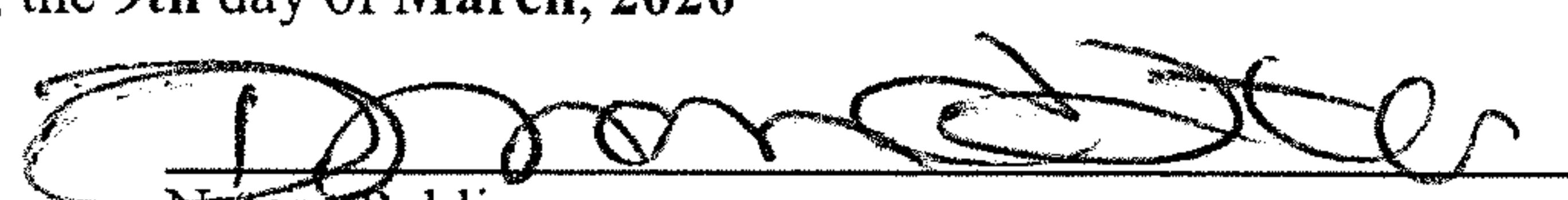
Kevin L. Chain

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Kevin L. Chain** 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



SEAL



Notary Public
My Commission Expires: 7.11.23

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Kevin L. ChainLuther Clayton Lemley Jr. and
Grantee's Name Karen Valerie LemleyMailing Address 14001 Hwy 25
Valera, AL 35040Mailing Address _____
_____Property Address 14001 Hwy 25
Calera, AL 35040Date of Sale March 9, 2020Total Purchase Price \$199,900.00

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 Appraisal
 Sales Contract Other
 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 § 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 9, 2020Print Kevin L. Chain UnattestedSign Kevin L. Chain

(verified by)

Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2020 03:25:15 PM
\$29.00 CHARITY
20200312000099420

Allie S. Boyd