

This instrument was prepared by:

Mary Stewart Nelson, Esq.
400 Century Park South, #224
Birmingham, Alabama 35226

Sent Tax Notices to:

John & Abigail Merkl
101 Ridge Crest Trail
Columbiana, AL 35051

State of Alabama

County of Shelby

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

Know All Men by These Presents: That in consideration of **TEN AND NO/100 DOLLARS (\$10.00)** to the undersigned Grantor (whether one or more), in hand paid by the Grantees herein, the receipt of which is acknowledged, I, Wright Homes, Inc., an Alabama corporation (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto John Wesley Merkl and Abigail Haley Merkl, a married husband and wife, and John T. Merkl and Jenny B. Merkl, a married husband and wife (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Exhibit A for Legal Description

Parcel ID: 16-4-19-0-000-015.000

Property Address: 101 Ridge Crest Trail, Columbiana, AL 35051

Subject to:

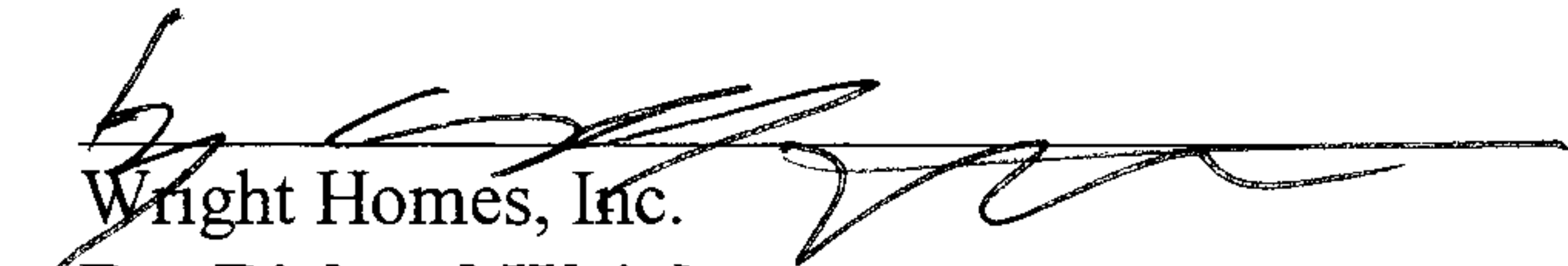
- (1) Taxes or assessments for the year 2020 and subsequent years not yet due and payable;
- (2) Mineral and mining rights not owned by the Grantor
- (3) All easements, restrictions, covenants, boundary lines, and rights of way of record

Be it known that \$315,827.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have And To Hold to 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 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 Grantees, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

The Grantor covenants and agrees with the Grantees that it is seized of an indefeasible estate in fee simple of said property, and that the Grantor has the lawful right to sell and convey the same in fee simple; that the grantor is executing this Deed in accordance with the Articles of Incorporation and Bylaws of Wright Homes, Inc., which have not been modified or amended; that the property is free from encumbrances, and that the Grantor and that its successors and assigns shall warrant and defend the same to the Grantees, his, her or their heirs and assigns, against the lawful claims and demands of all persons.

In Witness Whereof, I have hereunto set my hand and seal this 27th day of March, 2020.


Wright Homes, Inc.
By: Richard Wright
Title: President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said State and County, hereby certify that Richard Wright, who serves as the President and is acting on behalf of Wright Homes, Inc. 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, as such officer and with full authority, he executed the same voluntarily and as the act of said entity, on the day the same bears date.

Given under my hand and official seal this 27th day of March, 2020

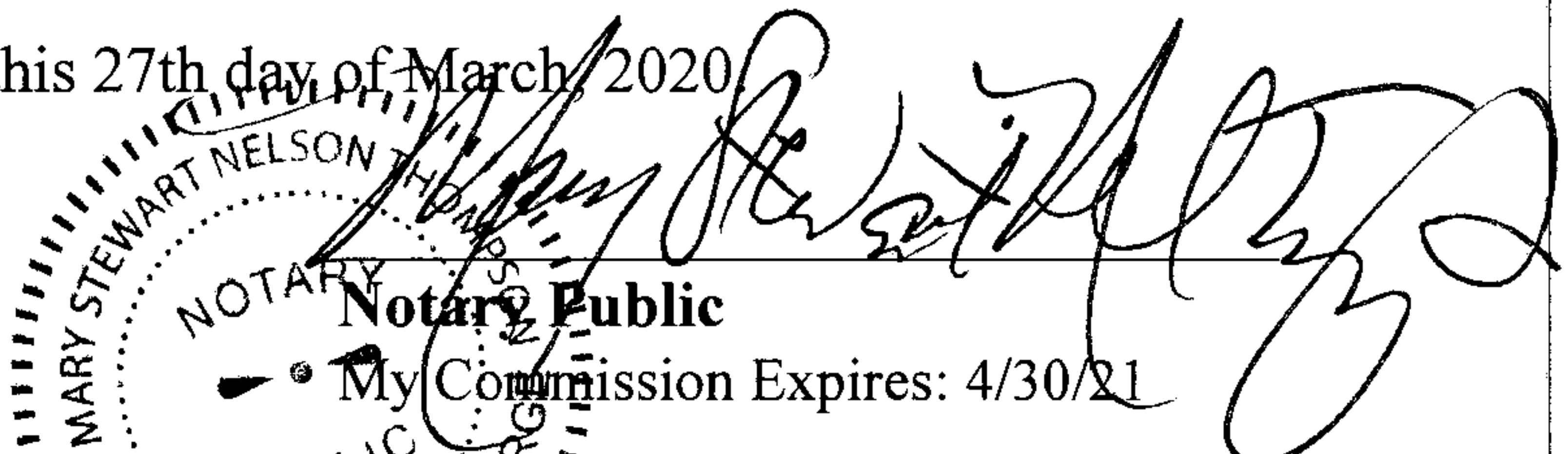
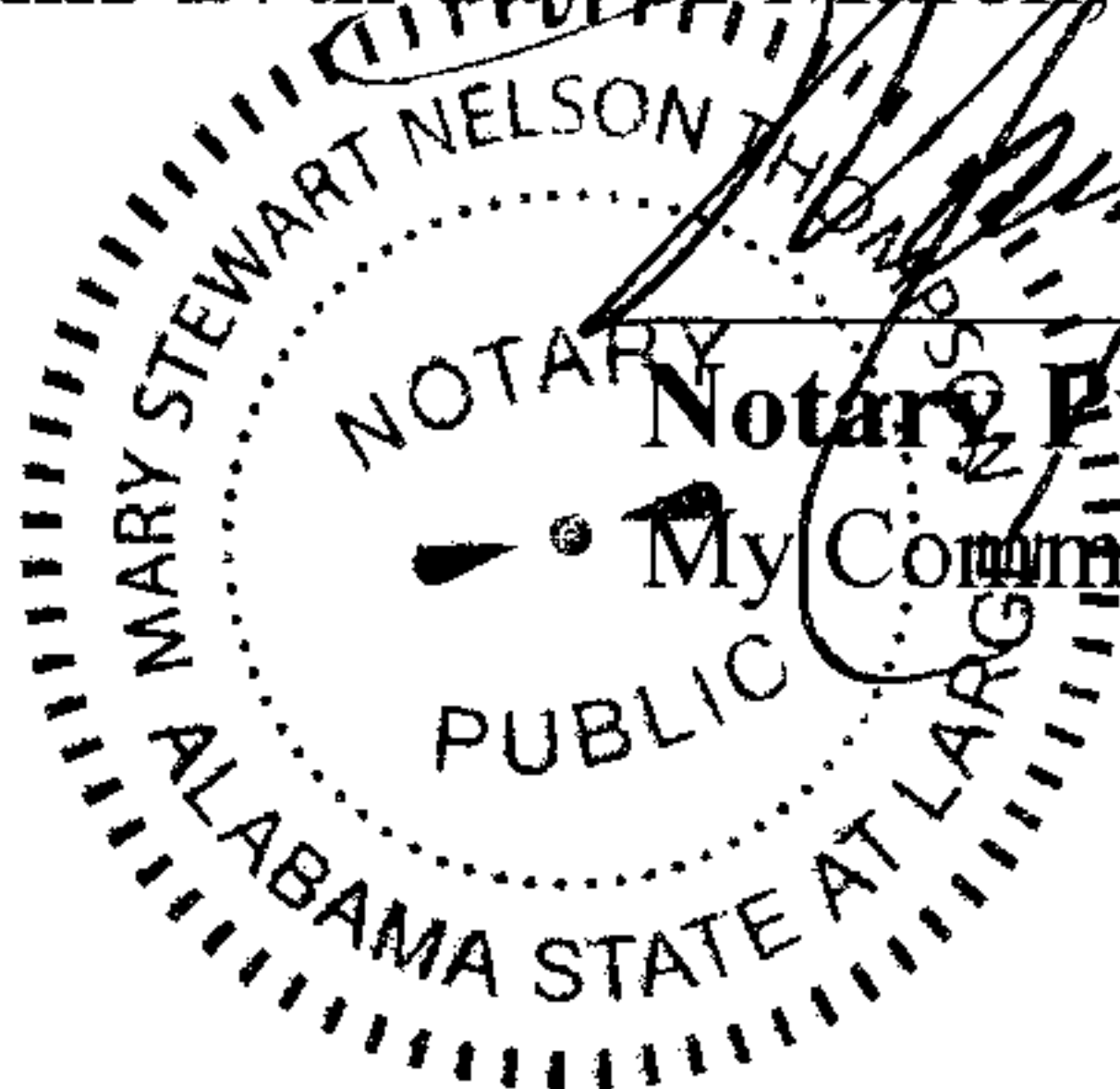


Notary Public
My Commission Expires: 4/30/21

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 09 minutes 29 seconds West along the East line of $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 811.56 feet; thence North 00 degrees 13 minutes 34 seconds East a distance of 65.00 feet to the point of beginning; thence North 00 degrees 13 minutes 34 seconds East a distance of 341.76 feet; thence North 89 degrees 46 minutes 26 seconds West a distance of 198.72 feet; thence South 13 degrees 03 minutes 08 seconds West a distance of 171.69 feet; thence South 88 degrees 57 minutes 00 seconds West a distance of 55.87 feet; thence South 88 degrees 14 minutes 45 seconds West a distance of 63.15 feet; thence South 72 degrees 15 minutes 30 seconds West a distance of 65.31 feet; thence South 57 degrees 12 minutes 54 seconds West a distance of 49.60 feet; thence South 40 degrees 12 minutes 01 seconds West a distance of 45.32 feet; thence South 22 degrees 32 minutes 18 seconds West a distance of 47.89 feet; thence South 13 degrees 09 minutes 58 seconds West a distance of 36.97 feet; thence South 11 degrees 28 minutes 24 seconds West a distance of 49.22 feet; thence South 16 degrees 46 minutes 18 seconds West a distance of 36.97 feet; thence South 22 degrees 51 minutes 55 seconds West a distance of 16.69 feet; thence South 29 degrees 46 minutes 25 seconds West a distance of 61.89 feet; thence South 37 degrees 30 minutes 40 seconds West a distance of 48.06 feet; thence South 37 degrees 21 minutes 05 seconds West a distance of 25.87 feet; thence South 55 degrees 32 minutes 42 seconds East a distance of 63.32 feet; thence North 34 degrees 23 minutes 11 seconds East a distance of 286.52 feet; thence North 89 degrees 59 minutes 25 seconds East a distance of 403.67 feet to the point of beginning. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing AddressWright Homes
Po Box 425
McCallie AL 35111Grantee's Name
Mailing AddressJohn + Abigail Merkl
101 Ridge Crest Trail
Columbia AL 35051

Property Address

101 Ridge Crest Trail
Columbiana AL
35051

Date of Sale 3-27-20

Total Purchase Price \$ 586,745.00

or

Actual Value

\$

or

Assessor's Market Value \$

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/30/2020 02:47:24 PM
\$302.00 CHERRY
20200330000124720

Alicia S. Byrd

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 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 3-27-20

Print Mary Stewart Nelson Thompson

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Unattested

(verified by)