

This instrument prepared by:
Michael Galloway
300 Office Park Drive, Suite 310
Birmingham, AL 35223

SEND TAX NOTICE TO:
Jesse R. Perry and Kendal O. Perry
5310 Dunnavant Valley Cove
Birmingham, AL 35242

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Two Hundred Fifty-Seven Thousand And No/100 Dollars (\$257,000.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Marsha Kimberlynn Moncus Hester Roberts, an unmarried woman (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Jesse R. Perry and Kendal O. Perry (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama, more particularly described as:

Commencing at the SE Corner of the SE 1/4 of NW 1/4 of Section 10, thence North along the East line of said SE 1/4 of NW 1/4 a distance of 410.84 feet to a point; thence deflecting left 90 degrees 04 minutes for a distance of 776.34 feet to the Point of Beginning; thence from the Point of Beginning deflecting right 90 degrees 00 minutes for a distance of 271.75 feet to a Point; thence deflecting left 87 degrees 48 minutes for a distance of 320.9 feet to a Point; thence deflecting left 90 degrees 00 minutes for a distance of 270.85 feet to a Point; thence deflecting left 83 degrees 19 minutes for a distance of 85.58 feet to a Point; thence deflecting left 08 degrees 53 minutes for a distance of 235.81 feet to the Point of Beginning. According to the Survey of Ralph R. Pippin, Reg. No. 1156, dated 31st, December, 1982.

AND

A parcel of land situated in the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as:

Commencing at the SE corner of the SE 1/4 of the NW 1/4 of Section 10, thence North along the East line of said SE 1/4 of NW 1/4 a distance of 410.84 feet to a Point; thence deflecting left 90 degrees 04 minutes for a distance of 1012.15 feet to a Point; thence deflecting right 08 degrees 53 minutes for a distance of 85.58 feet to the Point of Beginning. Thence from the Point of Beginning deflection right 83 degrees 19 minutes for a distance of 270.85 feet to a Point; thence deflecting left 127 degrees 24 minutes for a distance of 207.9 feet to a Point; thence deflecting right 26 degrees 58 minutes for a distance of 75.3 feet to a Point; thence deflecting to the left 12 degrees 45 minutes for a distance of 199.3 feet to a Point; thence deflecting left 150 degrees 08 minutes for a distance of 437.62 feet to the Point of Beginning.

ALSO A non-exclusive 60 foot easement for ingress and egress shown above, the South line of said 60 foot easement being more particularly described as follows: An easement situated in the SE 1/4 of NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama; commencing at the SE corner of the SE 1/4 of the NW 1/4 of Section 10; thence North along the East line of SE 1/4 of the NW 1/4 a distance of 410.84 feet to a point; thence deflecting left 90 degrees 04 minutes a distance of 1012.15 feet to a point; thence

deflecting right 08 degrees 53 minutes a distance of 630.00 feet to the point of beginning. Said point of beginning centerline of Old Dunnavant Road; from point of beginning deflecting 180 degrees 00 minutes a distance of 106.8 feet to a point; thence deflecting left 29 degrees 52 minutes a distance of 199.30 feet to a point; thence deflecting right 12 degrees 45 minutes a distance of 75.30 feet to a point; thence deflecting left 26 degrees 58 minutes a distance of 207.900 feet to a point; thence deflecting right 37 degrees 24 minutes a distance of 572.5 feet to a point, said point being the end of the south line of said 60 foot easement.

Situated in Shelby County, Alabama.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Subject to a third party mortgage in the amount of \$244,150.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights 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 grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 8th day of April, 2020.

Marsha Kimberlynn Moncus Hester Roberts
Marsha Kimberlynn Moncus Hester Roberts

STATE OF ALABAMA
COUNTY OF JEFFERSON

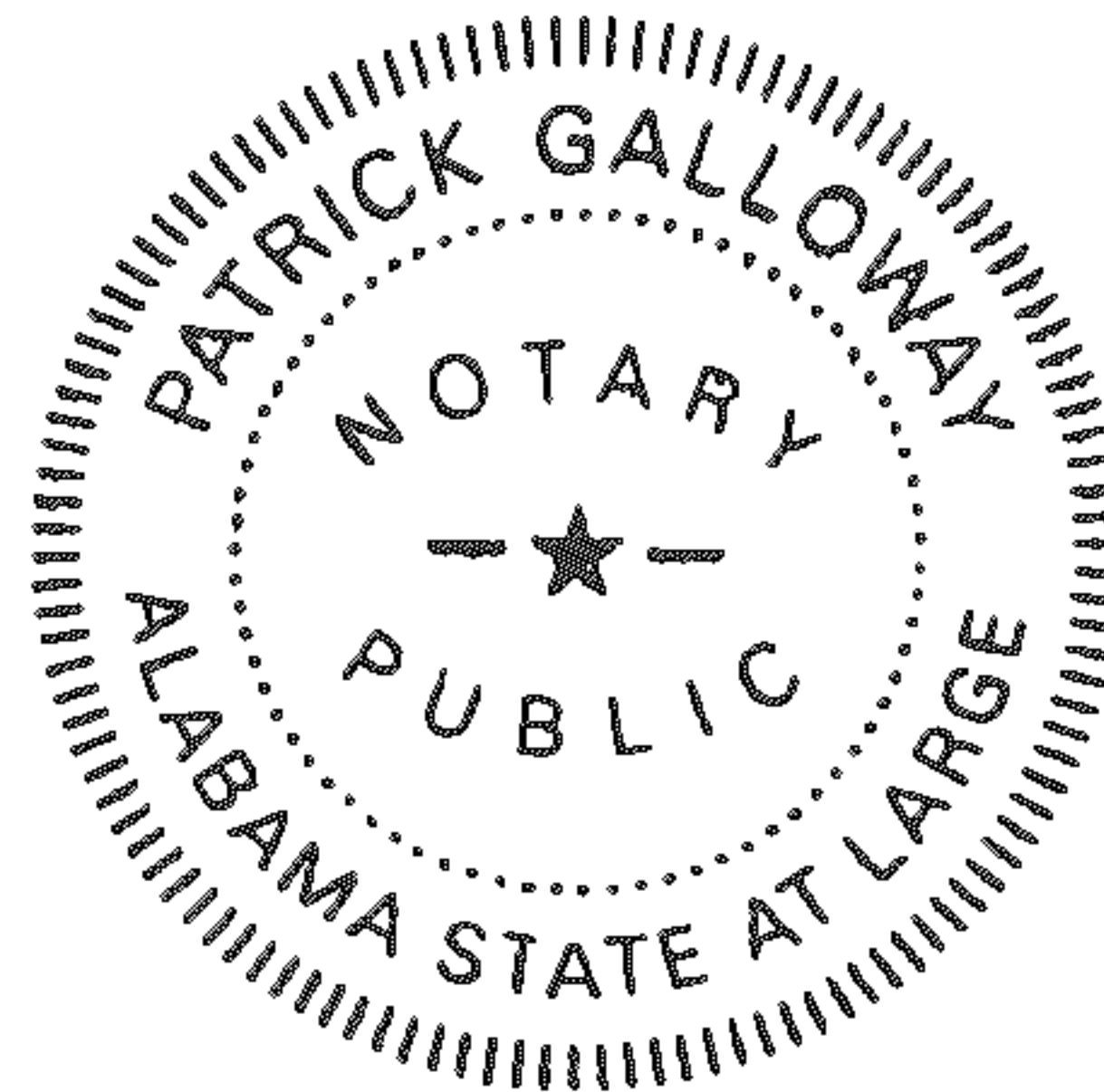
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marsha Kimberlynn Moncus Hester Roberts whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 8th day of April, 2020.

Patrick Galloway
Notary Public

My commission expires:

10-4-2021



Real Estate Sales Validation Form

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

Grantor's Name Marsha Kimberlynn Moncus Hester Roberts Grantee's Name Jesse R. Perry and Kendal O. Perry

Mailing Address 5310 Dunnavant Valley Cove
Birmingham, AL 35242

Mailing Address 5310 Dunnavant Valley Cove
Birmingham, AL 35242

Property Address 5310 Dunnavant Valley Cove
Birmingham, AL 35242

Date of Sale April 10, 2020
Total Purchase Price \$257,000.00

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: _____

X 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 - Marsha Kimberlynn Moncus Hester Roberts, 5310 Dunnavant Valley Cove, Birmingham, AL 35242.

Grantee's name and mailing address - Jesse R. Perry and Kendal O. Perry, 5310 Dunnavant Valley Cove, Birmingham, AL 35242.

Property address - 5310 Dunnavant Valley Cove, Birmingham, AL 35242

Date of Sale - April 10, 2020.

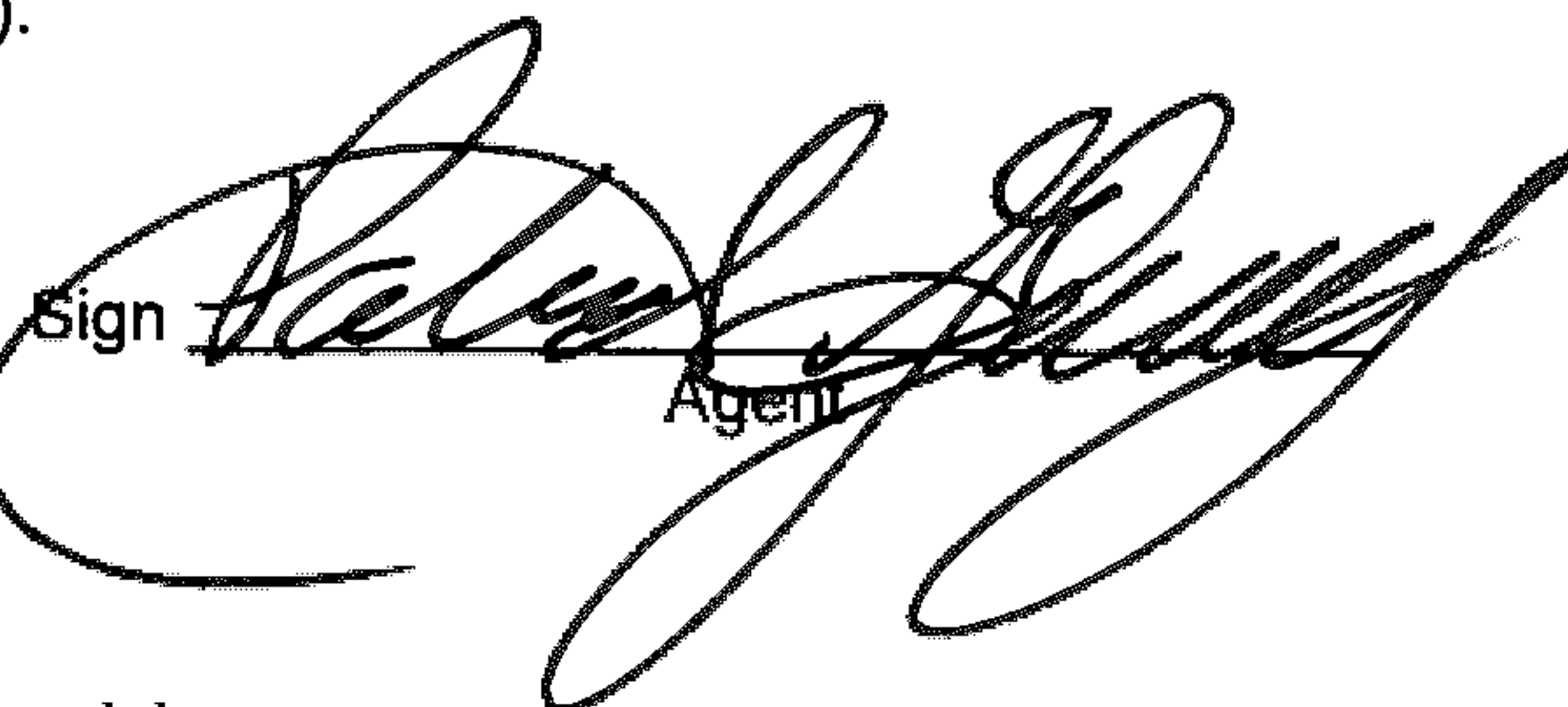
Total purchase price - The total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

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.

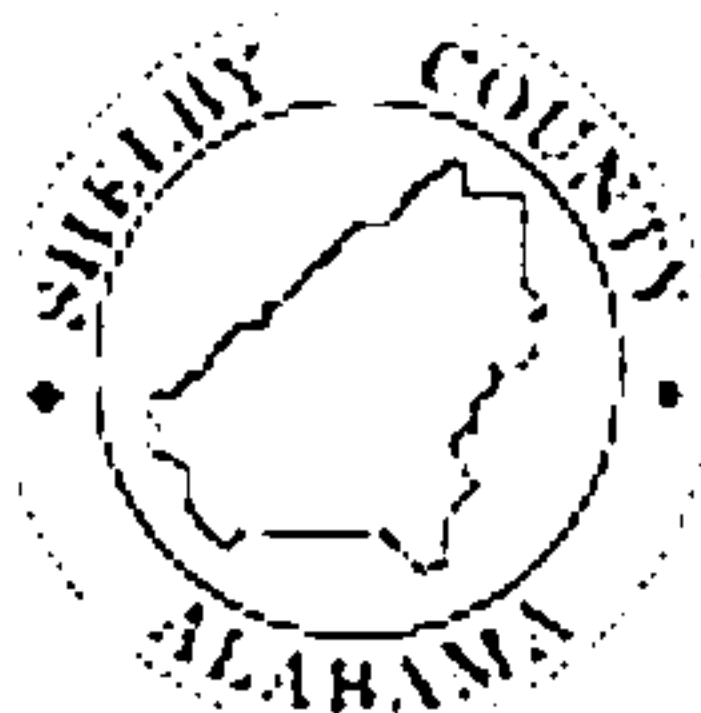
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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: April 10, 2020

Sign  Agent

Validation Form



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/10/2020 02:10:17 PM
\$44.00 MIST
20200410000141410

TS-2000421

Allen S. Bayl