

20200421000155450
04/21/2020 01:23:53 PM
DEEDS 1/3

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:
Merlin Morris
519 Holly Hill Rd
Enterprise AL 36330

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIFTY FIVE THOUSAND AND NO/00 DOLLARS (\$55,000.00), 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, ***Dorothy Annette Street, a single woman*** (herein referred to as ***Grantor***) grant, bargain, sell and convey unto ***Merlin Morris, Dorcas Morris and Ashley White*** (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.

Grantor herein is the surviving Grantee in Inst #20121008000384100. The other Grantee, Ernest Street is deceased, having died on or about 4-11-19.

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 8th day of April, 2020.

Dorothy Annette Street
Dorothy Annette Street

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that ***Dorothy Annette Street***, 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 this 8th day of April, 2020.

April Clark
Notary Public
My Commission Expires: 9/22/2020



EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at the Northeast corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ section a distance of 654.06'; thence turn an angle of 89°12' to the right and run West a distance of 1499.80'; thence turn an angle of 89°12' to the left and run South a distance of 663.57'; thence turn an angle of 90°50'57" to the left and run East a distance of 120.79' to the Point of Beginning; thence continue along last described course a distance of 120.00'; thence turn an angle of 89°05'58" to the left and run North a distance of 155.00'; thence turn an angle of 90°54'02" to the left and run West a distance of 120.00'; thence turn an angle of 89°06'03" to the left and run South a distance of 155.00' to the Point of Beginning.

Also a 60.0 foot easement described as follows: Commence at the Northeast corner of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 4, Township 20 South, Range 1 West; thence run South along the East line of said $\frac{1}{4}$ section a distance of 654.06'; thence turn an angle of 89°12' to the right and run West a distance of 1198.80' to the Point of Beginning; thence continue West in the same direction for 60.0'; thence turn an angle 89°12' minutes to the left and run South a distance of 663.36' to the South line of said $\frac{1}{4}$ – $\frac{1}{4}$ section; thence turn an angle of 90°54'52" to the left and run East along the South line of said $\frac{1}{4}$ – $\frac{1}{4}$ section a distance of 60.0'; thence turn an angle of 89°05'58" to the left and run North a distance of 663.22' 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 Dorothy Street
Mailing Address 132 Hideaway Pl.
Selmer TN
38375

Grantee's Name Merlin Morris
Mailing Address 519 Holly Hill Road
Enterprise, AL 36033

Property Address 120 Cupids Lane
Chelsea AL
35043

Date of Sale _____
Total Purchase Price \$ 55,000.00
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
☐ 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 _____

Print Dorothy Street

Unattested _____

al
(verified by)

Sign Dorothy Street
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2020 01:23:53 PM
\$83.00 CHERRY
20200421000155450

Allen S. Bayl