

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-26220

Send Tax Notice To: Micah Perry
Rebekah Evangeline Perry
102 Carters Ln.
Columbiana, AL 35051

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 **Eighty Thousand Dollars and No Cents (\$80,000.00)**, 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, **Ronnie L. Hunt and Sherry F. Hunt, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Micah Perry and Rebekah Evangeline Perry**, (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

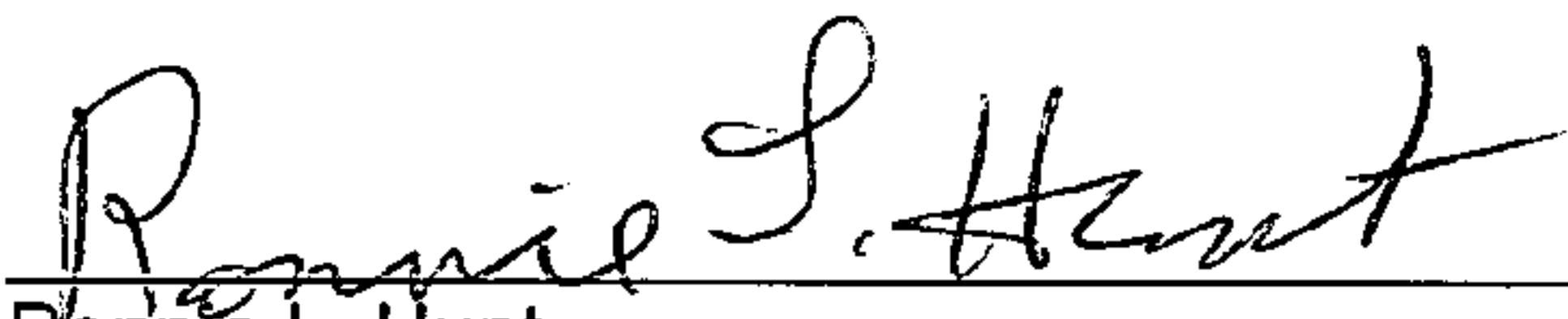
Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

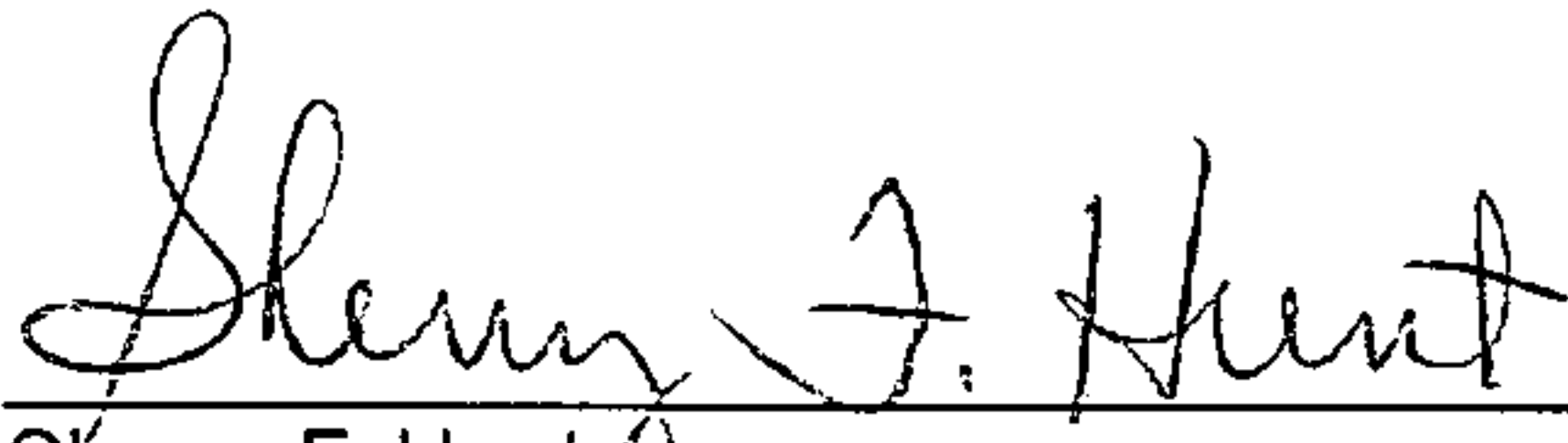
\$80,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 4th day of May, 2020.


Ronnie L. Hunt

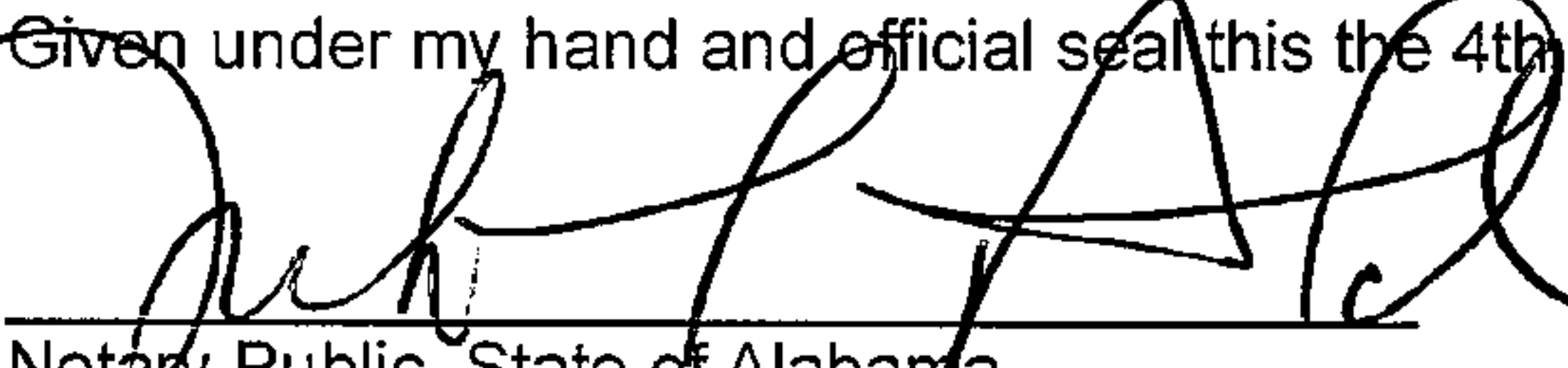

Sherry F. Hunt

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Ronnie L. Hunt and Sherry F. Hunt, 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 4th day of May, 2020.


Notary Public, State of Alabama

My Commission Expires: 9-22-2020

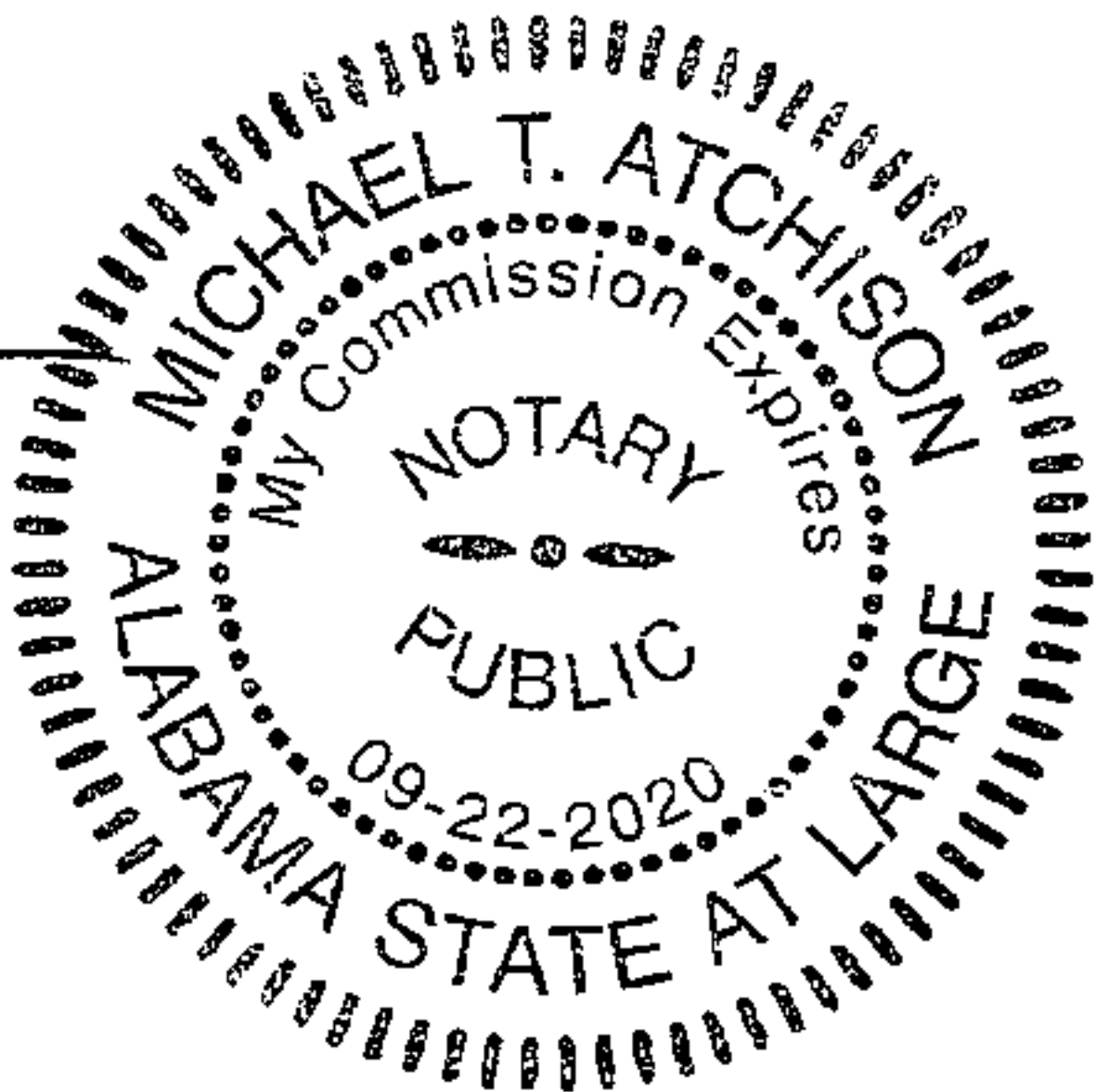


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Section 26, Township 21 South, Range 1 West; thence proceed South 86 degrees, 30 minutes West (MB) for a distance of 420.43 feet to a point (iron pin) located at the back conc. curb on East margin of North Main Street; thence turn an angle of 89 degrees 35 minutes to the left and proceed South 3 degrees 05 minutes East (MB) along said East margin of North Main Street for a distance of 304.46 feet to a point; thence turn an angle of 9 degrees 13 minutes to the left and proceed South 3 degrees 18 minutes East (MB) along the said East margin of North Main Street for a distance of 553.27 feet to a point (iron pin); thence turn an angle of 9 degrees 32 minutes to the left and proceed South 3 degrees 50 minutes East (MB) along said East margin of North Main Street for a distance of 6.20 feet to a point; thence turn an angle of 94 degrees 25 minutes to the left and proceed for a distance of 5.40 feet to a point; thence turn an angle of 94 degrees 25 minutes to the right and proceed South 3 degrees 50 minutes East (MB) along the East edge of cont. sidewalk for a distance of 241.63 feet to a point; thence turn an angle of 97 degrees 05 minutes 30 seconds to the left and proceed along the North margin of Carters Lane for a distance of 417.72 feet to the point of beginning of the parcel of land herein conveyed; thence turn an angle of 82 degrees 43 minutes 30 seconds to the left and proceed along an old established fence for a distance of 245.44 feet to a point (being offset 6.94 feet North of old branch center); thence turn an angle of 97 degrees 13 minutes to the left and proceed for a distance of 124.00 feet to a point (said point being offset 4.37 feet North of branch); thence turn an angle of 85 degrees 28 minutes to the left and proceed for a distance of 244.37 feet to a point; thence turn an angle of 94 degrees 35 minutes 30 seconds to the left and proceed along the North margin of Carter's Lane for a distance of 112.50 feet to the point of beginning.

24-MONTH CHAIN OF TITLE: Instrument #1992-10982, being a Warranty Deed dated June 11, 1992, to Robbie Hunt and wife, Dawn Hunt; and Instrument #20200313000100370, being a Warranty Deed, dated March 13, 2020, to Ronnie L. Hunt and Sherry F. Hunt.

Real Estate Sales Validation Form

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

Grantor's Name	Ronnie L. Hunt Sherry F. Hunt	Grantee's Name	Micah Perry Rebekah Evangeline Perry
Mailing Address	114 Pinetree Circle Columbiana, AL 35051	Mailing Address	102 Carters Ln. Columbiana, AL 35051
Property Address	102 Carters Ln. Columbiana, AL 35051	Date of Sale	May 04, 2020
		Total Purchase Price	\$80,000.00
		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
☐ 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 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	May 01, 2020	Print	Ronnie L. Hunt
☐ Unattested		Sign	
	(verified by)		(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
05/05/2020 08:58:57 AM
\$29.00 CHERRY
20200505000174810

Allen S. Bayl