

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Robinson Acker and
Hannah Acker
340 11th Street NW
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Eight Thousand and 00/100 Dollars (\$178,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **FREDERICK F. GLEASON, III, as Personal Representative of the Estate of Frederick F. Gleason, Jr., deceased, Probate Case No. 2019-000485** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **ROBINSON ACKER and HANNAH ACKER**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

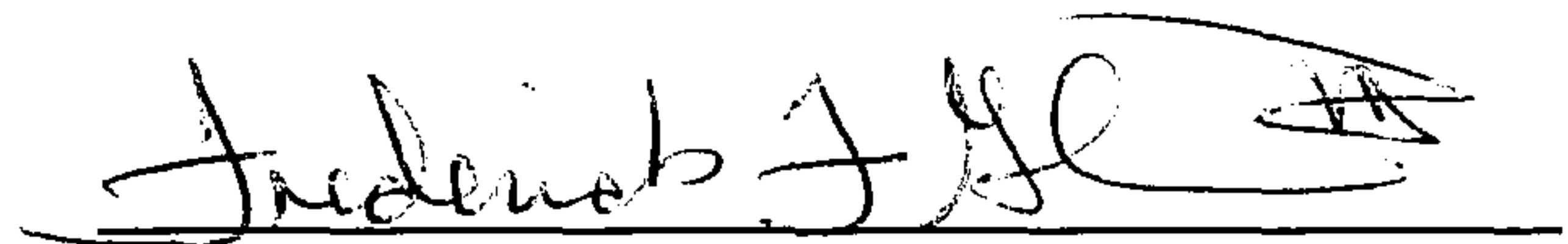
\$174,775.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, by **FREDERICK F. GLEASON, III, as Personal Representative**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 21st day of April, 2020.

**Estate of Frederick F. Gleason, Jr., deceased,
Probate Case No. 2019-000485**



**BY: FREDERICK F. GLEASON, III
ITS: Personal Representative**

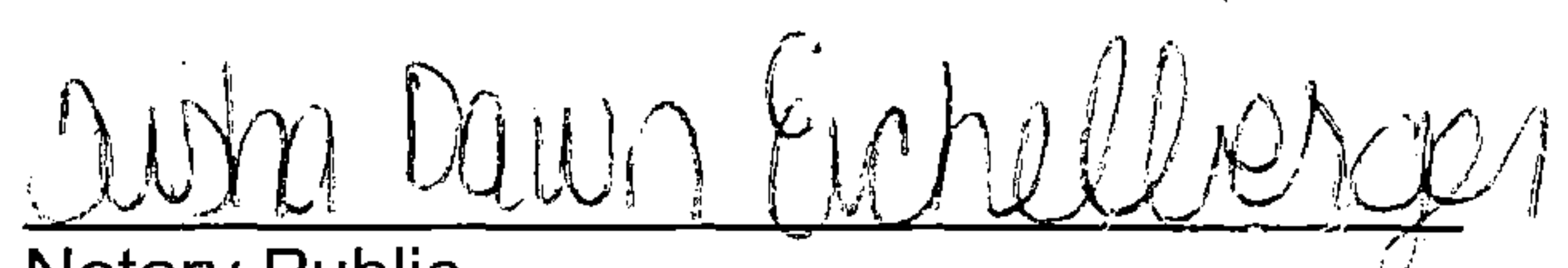
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **FREDERICK F. GLEASON, III**, whose name as **Personal Representative of Estate of Frederick F. Gleason, Jr., deceased, Probate Case No. 2019-000485** is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance he as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 21st day of April, 2020.

TISHA DAWN EICHELBERGER
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 19, 2020



Notary Public
My Commission Expires: 10/19/2020

EXHIBIT "A"

Lot #9 of Block 3 according to the resurvey of Farris-Smith Subdivision to the town of Alabaster, Alabama, as recorded in Map Book 4, Page 60, in the Office of the Judge of Probate of Shelby County, Alabama, and also a portion of Lot 6 in Block 3 of said resurvey of Farris-Smith Subdivision more particularly described as follows: Start at the Northeast corner of said Lot 6 of Block 3 of said Subdivision and run Southerly along the East boundary line of said Lot 6 a distance of 127.6 feet to the point of beginning of the land herein described; thence continue Southerly along the said East boundary line of Lot 6 of Block 3 of said Subdivision a distance of 80 feet; thence turning at angle of 91 degrees 16 minutes to the right and run Westerly a distance of 73.32 feet, thence turning an angle of 123 degrees 31 minutes to the right and run Northeasterly a distance of 10.6 feet; thence turning an angle of 33 degrees 16 minutes to the left and run northerly a distance of 71.16 feet; thence turning an angle of 89 degrees 45 minutes to the right and run Easterly a distance of 65.39 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NUMBER: 13-7-35-3-002-011.000

PARCEL NUMBER: 13-7-35-3-002-002.000

Real Estate Sales Validation Form

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

Grantor's Name GLEASON ESTATE
Mailing Address 114 Forest Pkwy
Alabaster, AL 35007

Grantee's Name ROBINSON ACKER
Mailing Address HANNAH ACKER
340 11th Street NW,
Alabaster, AL 35007

Property Address 340 11th Street NW
Alabaster, AL 35007

Date of Sale April 21, 2020
Total Purchase Price \$ 178,000.00

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
X Sales Contract
X 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 4/21/2020

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

Sign (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
05/06/2020 10:22:48 AM
\$31.50 MIST
20200506000177170

Alvin S. Boyd