

This instrument prepared by:

Anthony D. Snable, Attorney
SNABLE LAW FIRM, LLC
2737 Highland Ave. South
Birmingham, AL 35205

Send Tax Notices to:

Kim L. Ely
Ricky Allen Partridge
3170 Hwy. 71
Shelby, AL 35143

WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS

JEFFERSON COUNTY)

That in consideration of Ten and no/100 Dollars (\$10.00 and other good and valuable consideration, to the undersigned Grantor, Kim L. Ely, an unmarried man, (herein referred to as Grantor in hand paid by the Grantees herein, the receipt and sufficiency of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Kim L. Ely and Ricky Allen Partridge, (herein referred to as Grantees) as joint tenants with rights of survivorship, and upon the death of either of them, then unto the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

FOR LEGAL DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO:

Subject to:

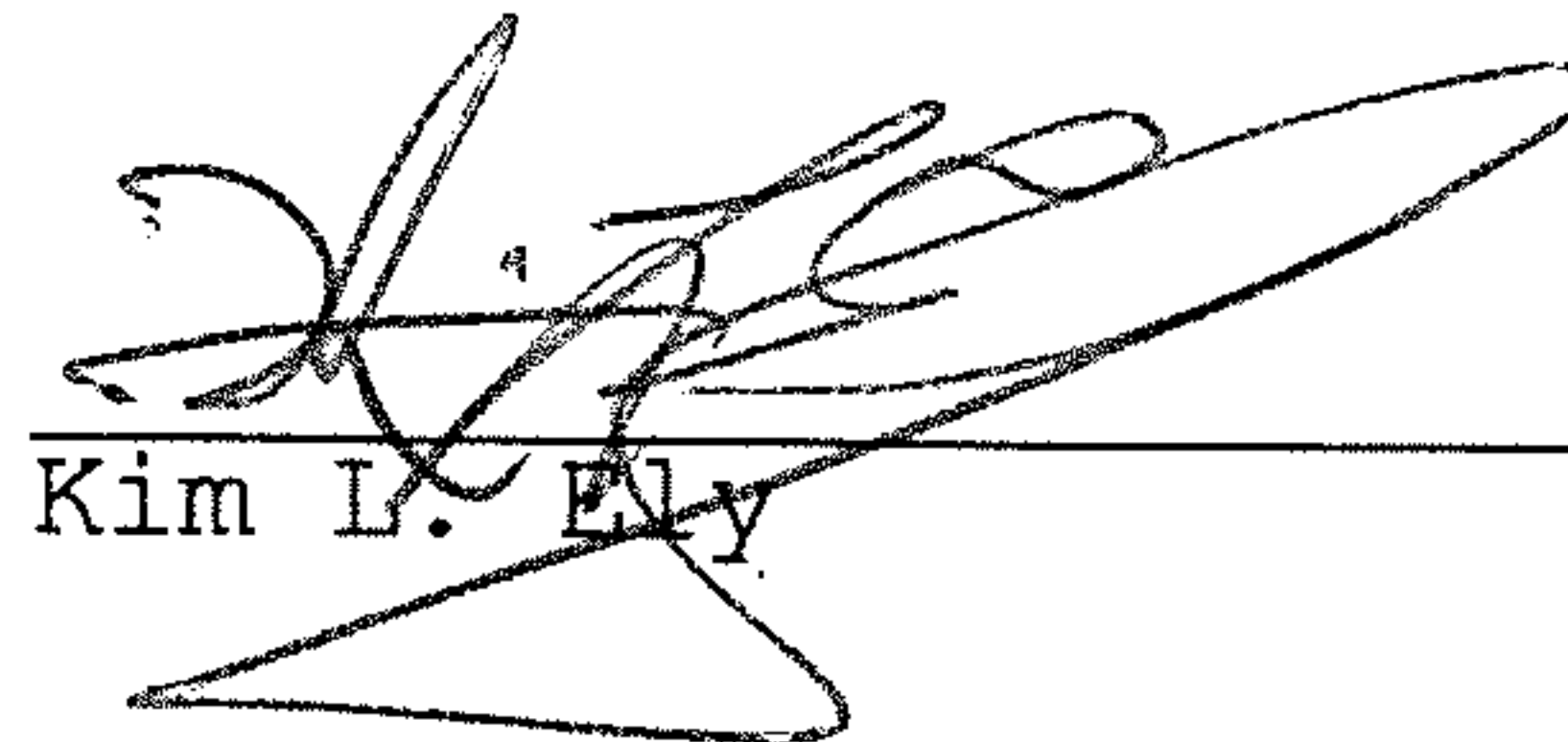
1. Ad valorem taxes for the current tax year, 2020.
2. Easements, restrictions, conditions and reservations of record, if any.

ATTORNEY MAKES NO CERTIFICATION AS TO TITLE OR LEGAL DESCRIPTION:

TO HAVE AND TO HOLD, to 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 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, do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand(s) and seal(s) this 19 day of May, 2020.



Kim L. Ely

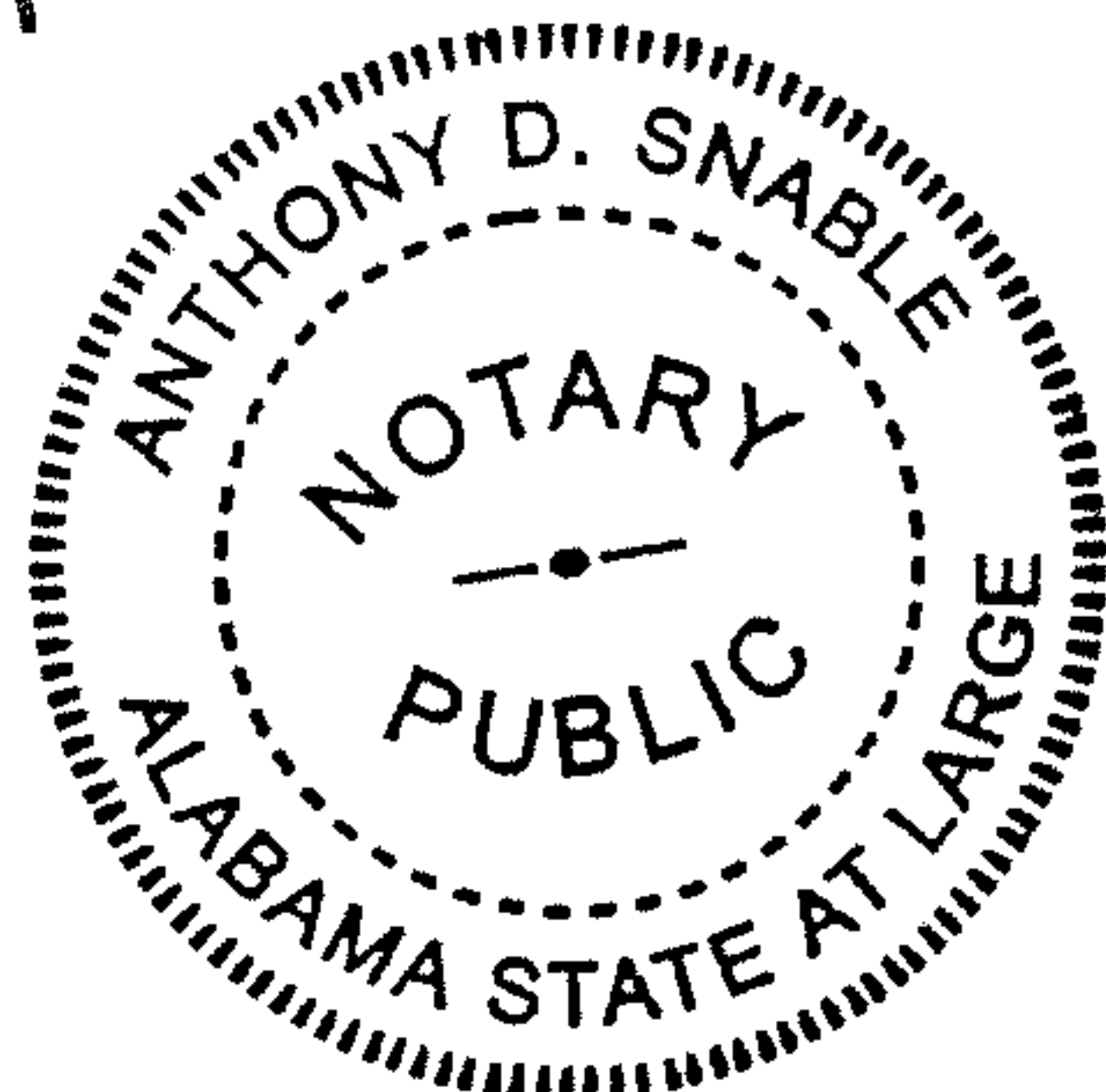
STATE OF ALABAMA)

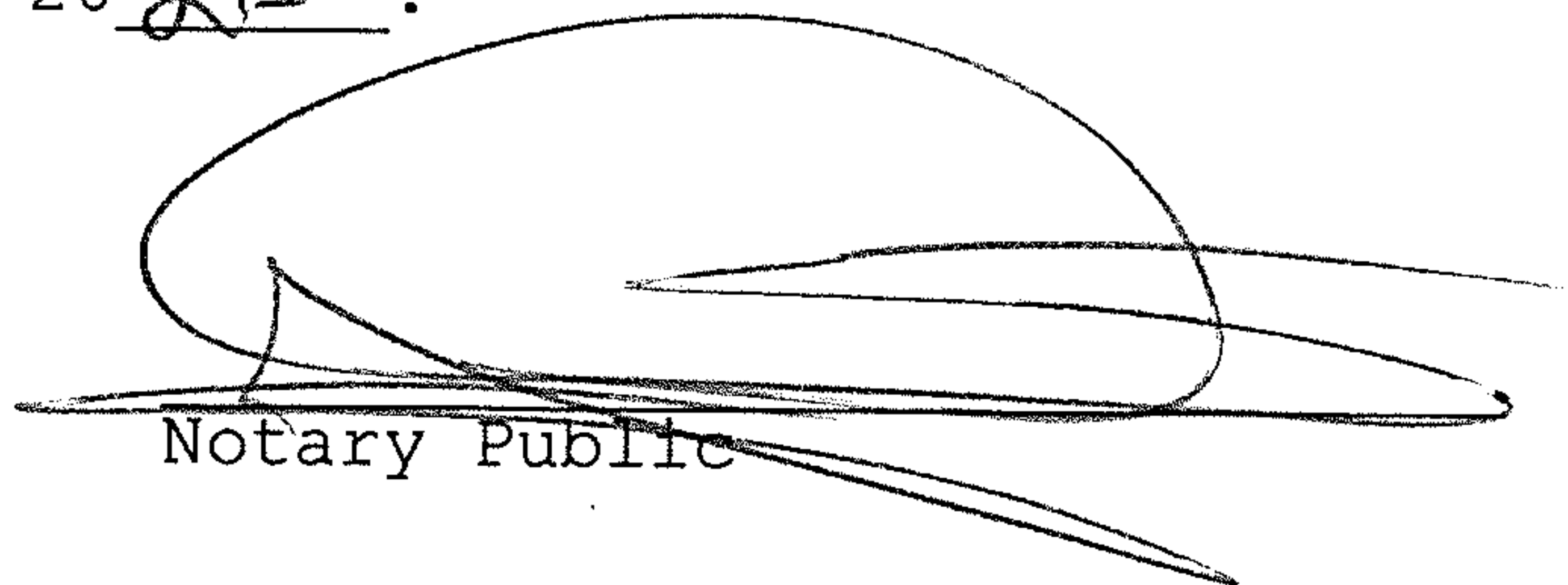
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kim L. Ely, an unmarried man, 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 on this the 19 day of May, 2020.

{NOTARIAL SEAL}





Notary Public

My Commission Expires: 10-10-2023

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Kim L. ElyGrantee's Name Kim L. ElyMailing Address 3170 Hwy. 71
Shelby, AL 35143Mailing Address Ricky Allen Partridge
3170 Hwy. 71
Shelby, AL 35143Property Address: 3170 Hwy. 71
Shelby, AL 35143Date of Sale 5/19/2020Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$58,610.00 *

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

* Recording Value is determined by use of the Tax Assessor's market valuation.

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 validation, 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: 5/19/2020Print Name: Kim L. Ely

Unattested

Sign

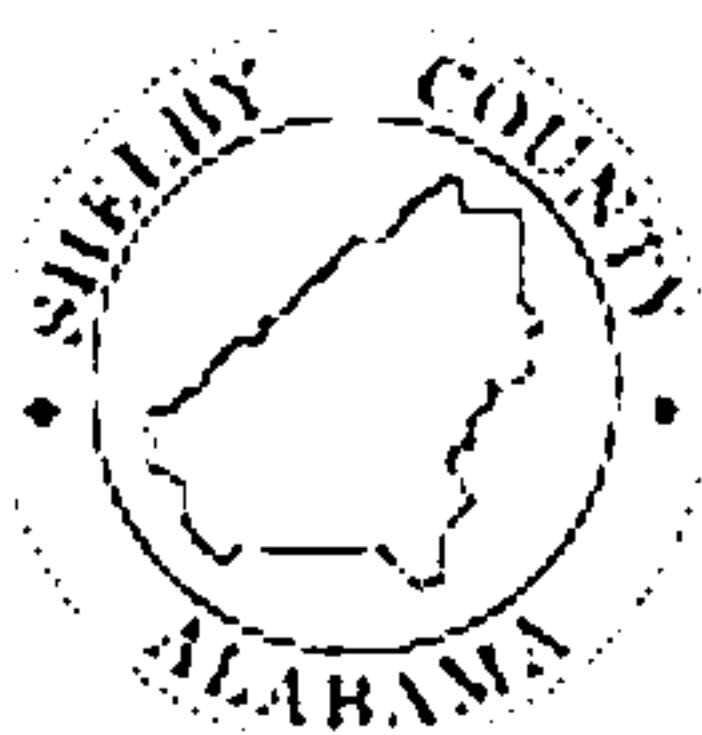
(verified by)

Anthony D. Snable, Attorney

(Grantor/Grantee/Owner/Agent) (Circle one)

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in Section 12, Township 24 North, Range 15 East, Shelby County, Alabama, including Lots 36, 37, 38 of Coosa River Estates, as recorded in Map Book 4, Page 67, in the Office of the Judge of Probate of Shelby County, Alabama. Commence at thence SE corner of Lot 39 of above said Coosa River Estates; thence North 00 degrees 25 minutes 27 seconds West, a distance of 167.73 feet to the point of beginning; thence North 00 degrees 28 minutes 39 seconds East, a distance of 148.97 feet; thence North 65 degrees 37 minutes 05 seconds West, a distance of 177.04; thence North 66 degrees 29 minutes 39 seconds West, a distance of 79.44 feet; thence North 40 degrees 23 minutes 37 seconds West, a distance of 92.89 feet; thence North 80 degrees 05 minutes 18 seconds West, a distance of 14.90 feet; thence South 55 degrees 51 minutes 51 seconds West, a distance of 46.37 feet; thence South 48 degrees 10 minutes 46 seconds West, a distance of 44.84 feet; thence South 48 degrees 12 minutes 09 seconds West, a distance of 232.43 feet; thence South 79 degrees 28 minutes 54 seconds East, a distance of 90.59 feet; thence South 55 degrees 08 minutes 48 seconds East a distance of 269.62 feet; thence South 64 degrees 59 minutes 32 seconds East, a distance of 69.24 feet; thence North 19 degrees 17 minutes 24 seconds East, a distance of 110.60 feet; thence South 81 degrees 39 minutes 33 seconds East, a distance of 144.45 feet to the point of beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/19/2020 01:24:11 PM
\$90.00 CHERRY
20200519000199110

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Allen S. Bayl