

This Instrument was Prepared by:

Send Tax Notice To: Elizabeth Danielle Miller
Landon Tyler Wallace
1181 W Old Highway 25
Columblana, AL 35051

Mike T. Atchison, Attorney at Law
101 West College Street
Columblana, AL 35051
File No.: MV-20-26223

20200521000202410
05/21/2020 08:00:46 AM
DEEDS 1/4

**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 **One Hundred Eighty Eight Thousand Dollars and No Cents (\$188,000.00)**, 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, **Michael Cost** and wife, **Somer Cost** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Elizabeth Danielle Miller and Landon Tyler Wallace**, (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 taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$184,594.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

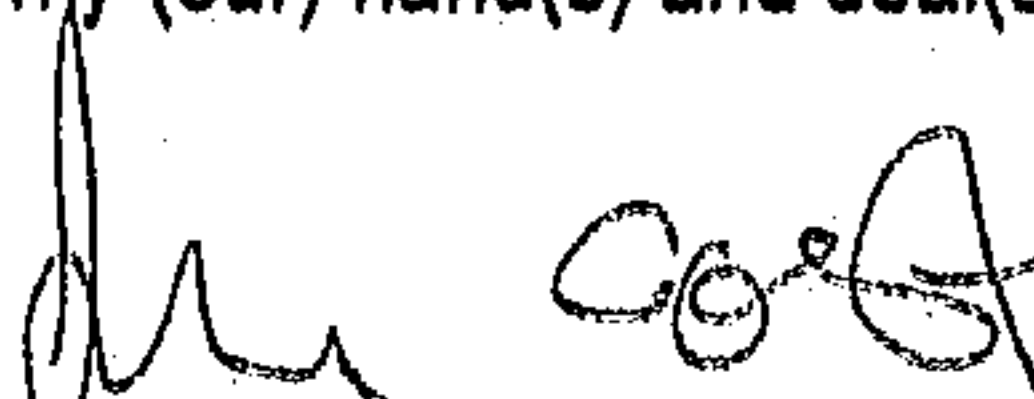
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 20th day of May, 2020.



Michael Cost



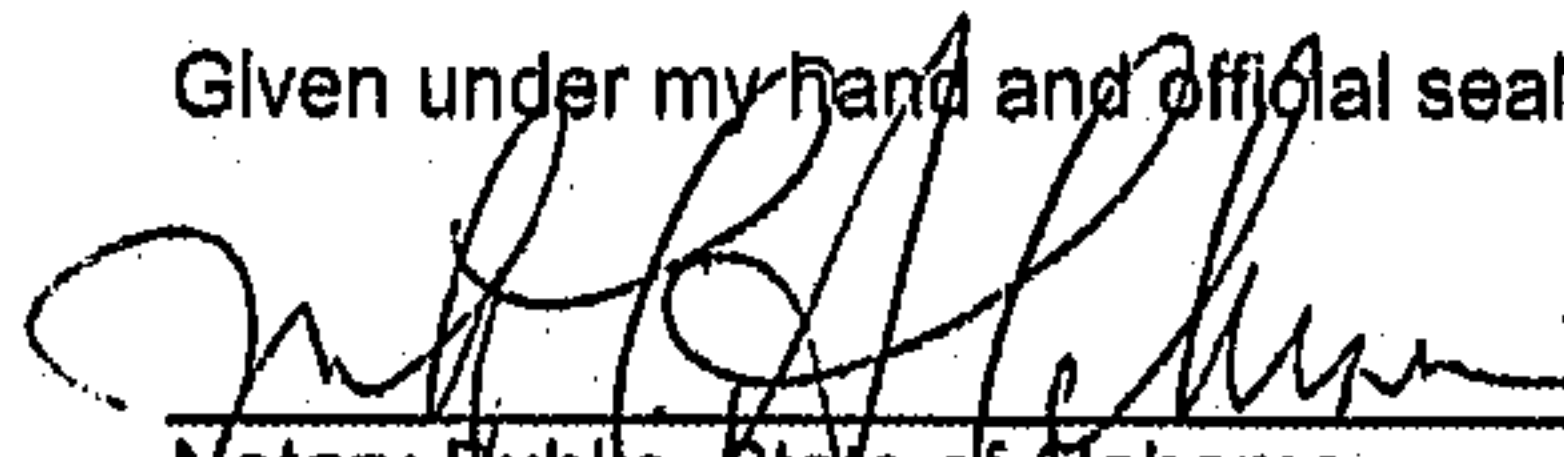
Somer Cost

State of Alabama

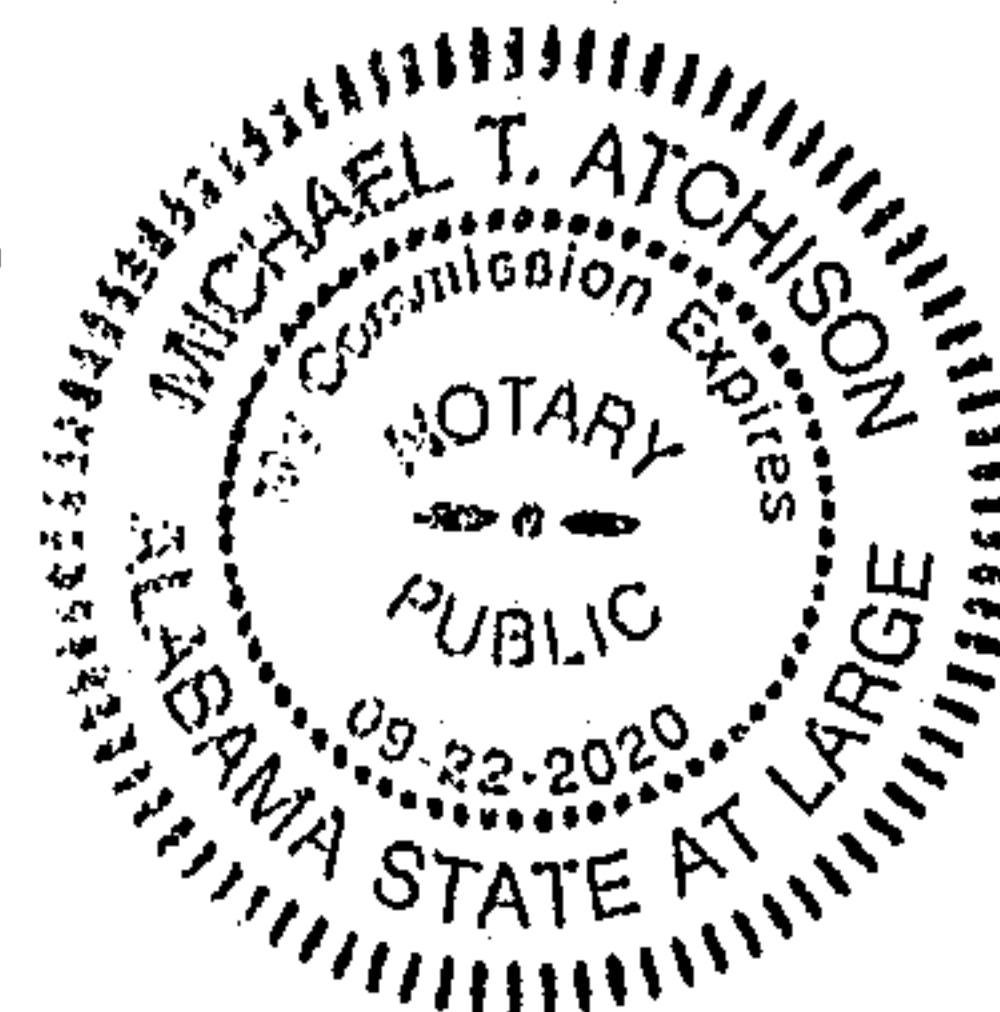
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Michael Cost, 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 20th day of May, 2020.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



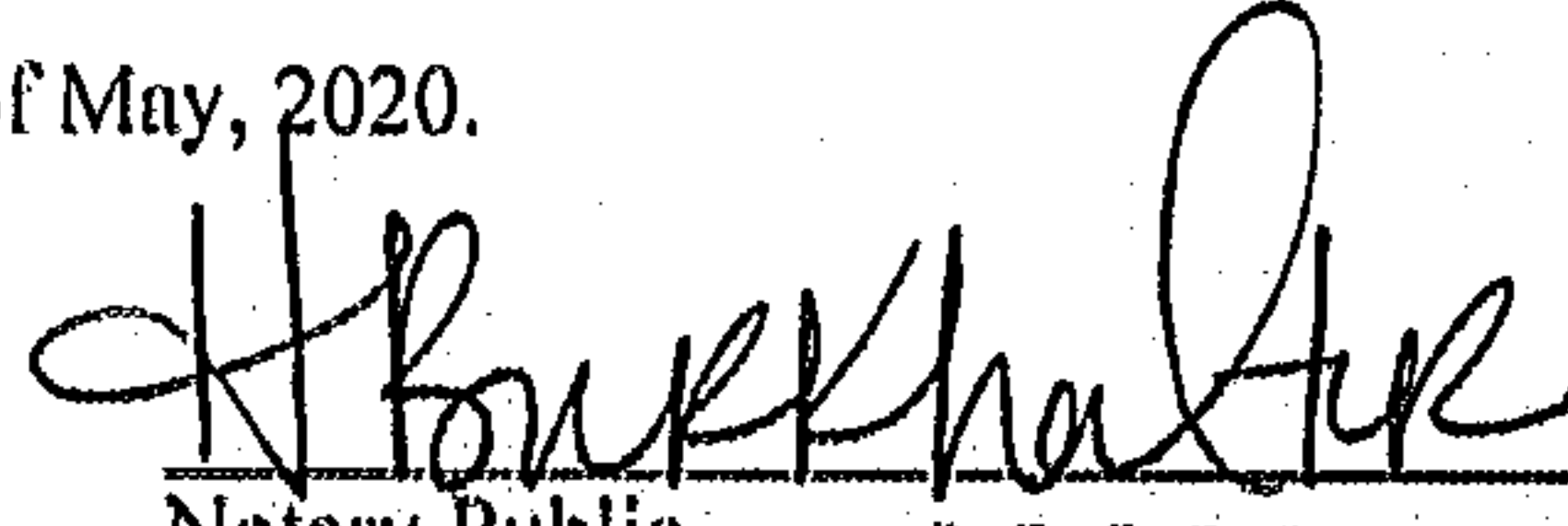
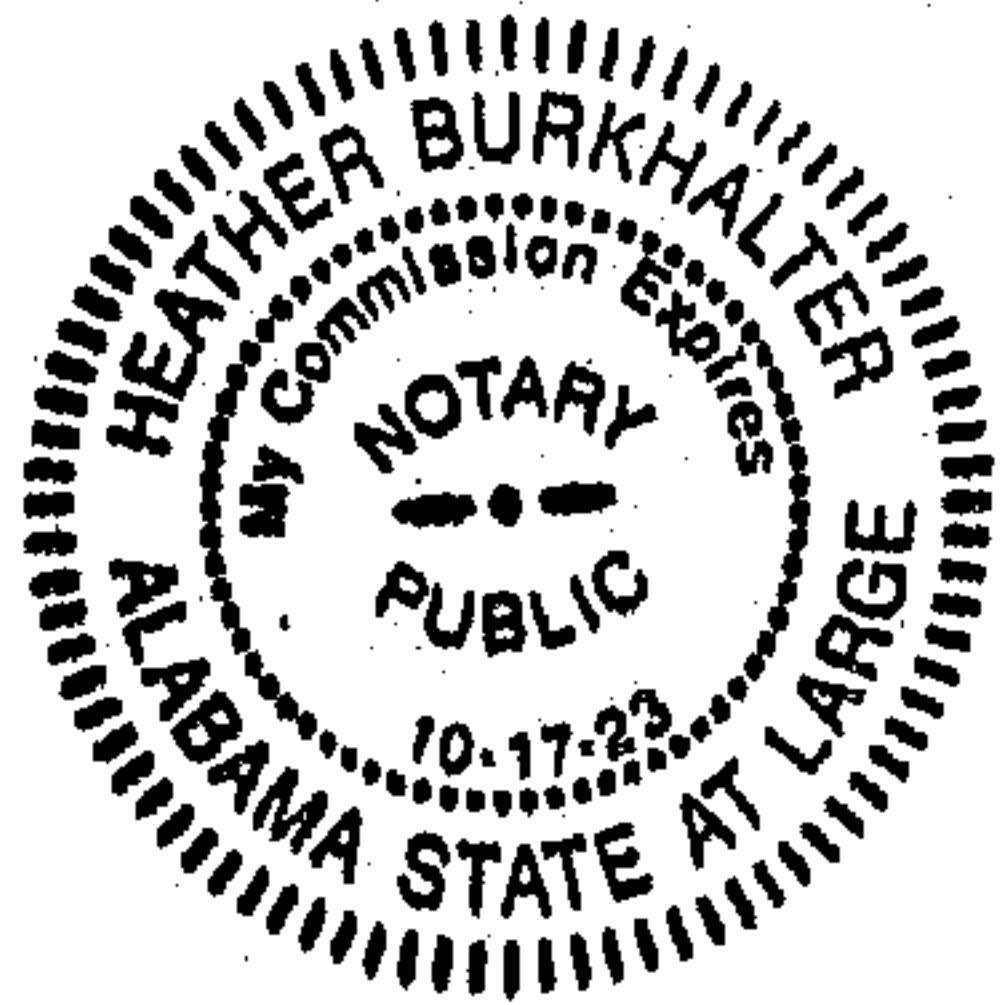
STATE OF ALABAMA)
COUNTY OF SHELBY)

20200521000202410 05/21/2020 08:00:46 AM DEEDS 2/4

EMore 

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Somer Cost*, 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 20th day of May, 2020.



Notary Public

My Commission Expires:

HEATHER BURKHALTER
Notary Public
Alabama State at Large

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain lot or parcel of land situated in the City of Columbiana, County of Shelby, State of Alabama, being more particularly described as follows:

A parcel of land in the Northwest Quarter of the Northwest Quarter of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW Corner of the NW 1/4 of the NW 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence N88°30'09"E for a distance of 80.42' to the POINT OF BEGINNING; thence N88°53'17"E for a distance of 281.84'; thence N02°44'35"W for a distance of 653.74' to the Southerly R.O.W. line of Old Highway 25 West; thence S63°23'38"W and along said R.O.W. line for a distance of 170.20' to a curve to the right, having a radius of 2258.06', and subtended by a chord bearing S64°49'51"W, and a chord distance of 104.64'; thence along the arc of said curve and along said R.O.W. line for a distance of 104.65'; thence S00°23'08"W and leaving said R.O.W. line for a distance of 537.75' to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated May 7, 2020.

Real Estate Sales Validation Form

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

Grantor's Name Michael Cost
Mailing Address
Property Address 1181 W Old Highway 25 .
Columbiana, AL 35051
Grantee's Name Elizabeth Danielle Miller
Mailing Address 1181 W Old Highway 25 .
Columbiana, AL 35051
Date of Sale May 20, 2020
Total Purchase Price \$188,000.00
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 (checked)
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 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 14, 2020

Print Mike Atchison

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/21/2020 08:00:46 AM
\$34.50 CHERRY
20200521000202410

Alvin S. Boyd