

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law

Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357
Montevallo, AL 35115

Send Tax Notice:
James Christopher Foster and
Jennifer Foster
4242 Highway 26
Columbiana, AL 35051

STATE OF ALABAMA)
)
SHELBY COUNTY) JOINT TENANCY
 WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **One Hundred Thirty Four Thousand Five Hundred & 00/100 Dollars (\$134,500.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **David Byrd and Sandy Byrd (husband and wife)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **James Christopher Foster and Jennifer Foster (husband and wife)** hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to 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:

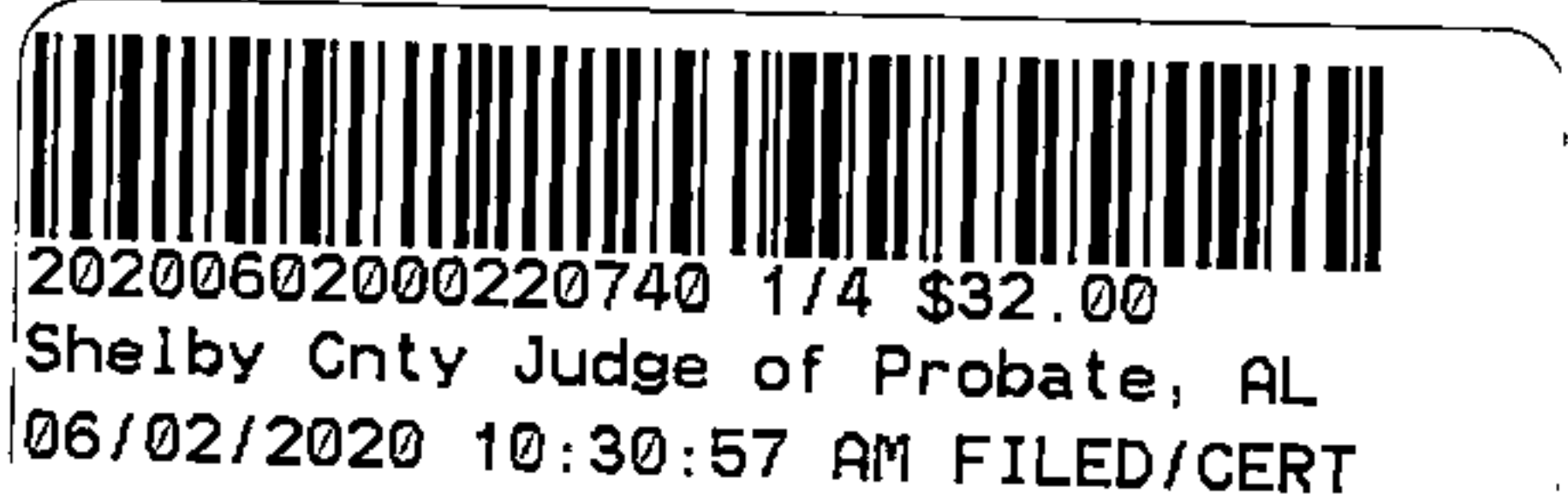
SEE EXHIBIT A *Subject to items of record*

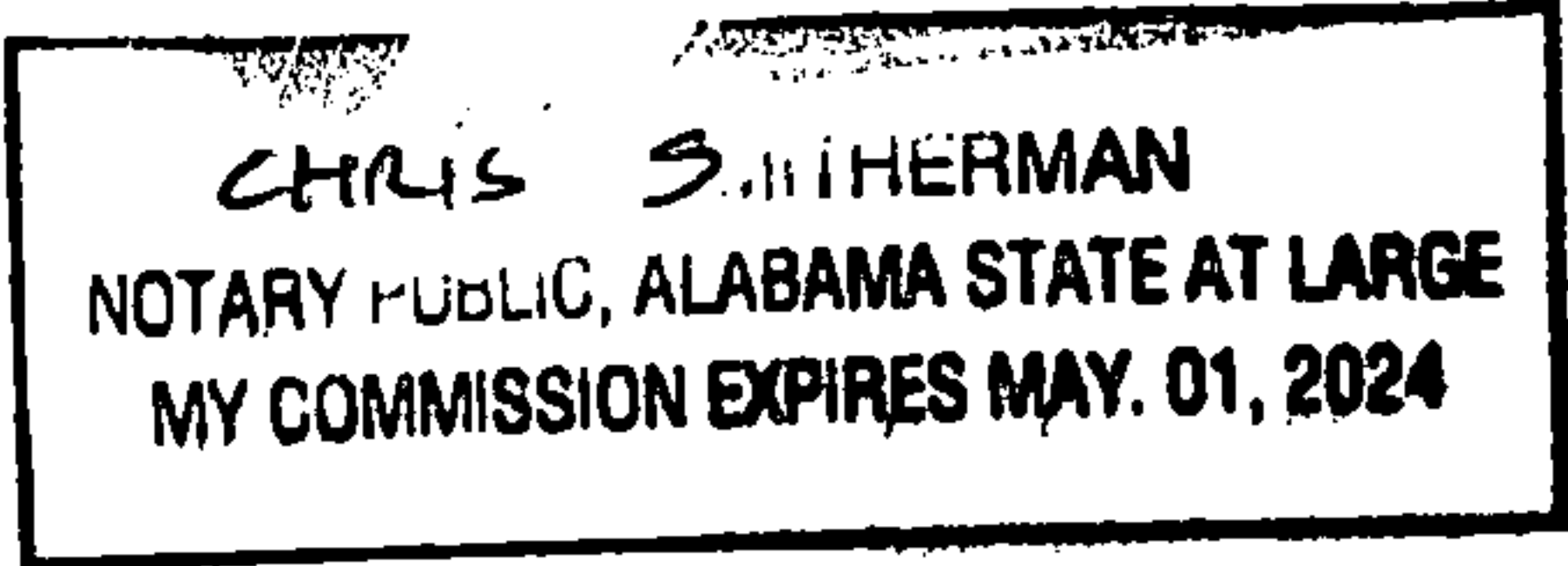
Note: This transfer includes funds from a purchase money mortgage in the amount of \$220,400.00 in favor of Central State Bank and executed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this Deed and set the seal of the Grantor thereto on this date the 24 day of May, 2020 at 725 West Street, Montevallo, Alabama 35115.





GRANTOR

David Byrd

(L.S.)

STATE OF ALABAMA)

SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, David Byrd, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of

May, 2020.
Chris Smitherman
Notary Public
MCE 5/1/2024

GRANTOR

Sandra Byrd

(L.S.)

STATE OF ALABAMA)

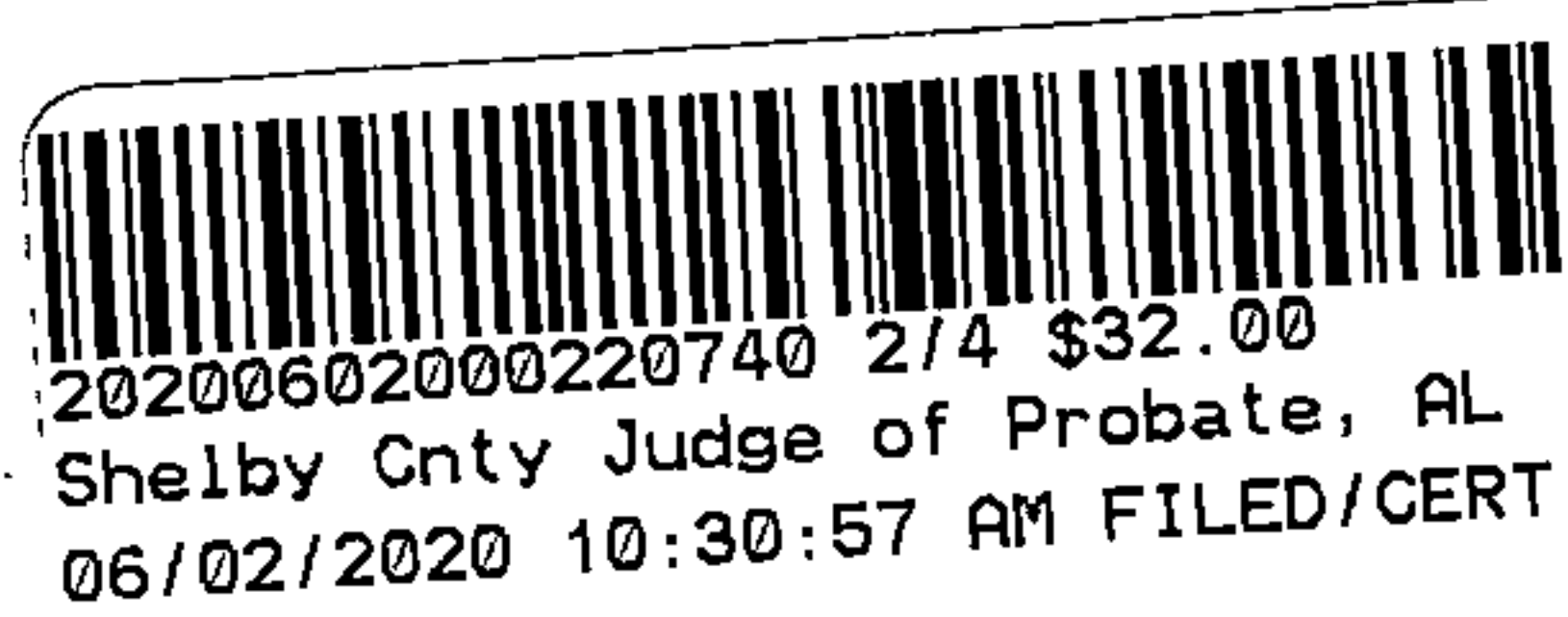
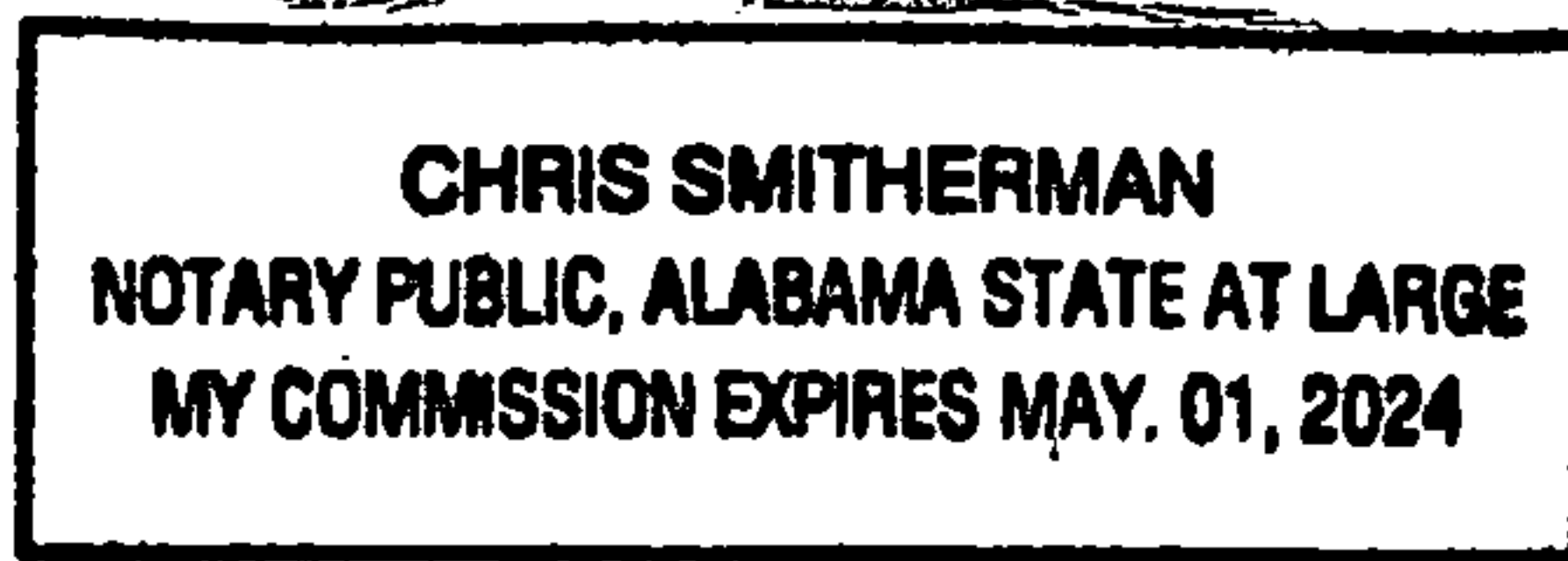
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Sandra Byrd, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of

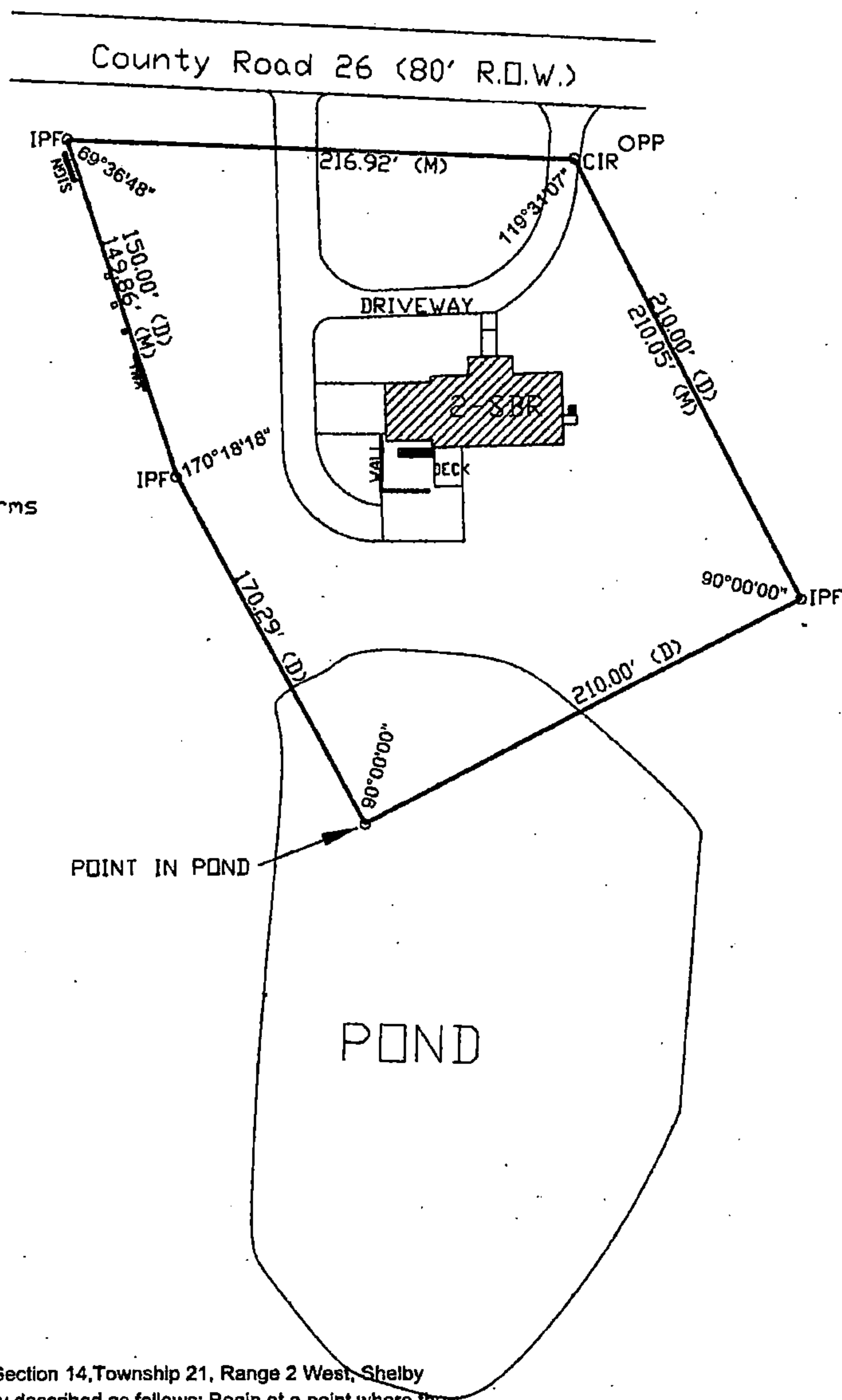
May, 2020.
Chris Smitherman
Notary Public
MCE 05/01/2024





ASSUMED
SCALE: 1"=100'

Brush Creek Farms
MB 8 PG 89
Lot 17



STATE OF ALABAMA
COUNTY OF SHELBY

A part of the NW¼ of the SE¼ of Section 14, Township 21, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at a point where the eastern boundary of the NW¼ of the SE¼ of said Section 14 is intersected by the Southwesterly right-of-way line of Shelby County Highway 26; thence run in a southerly direction along the eastern boundary of said 1/4-1/4 Section a distance of 210 feet to a point; thence turn to the right an angle of 90°00'00" and run westerly a distance of 210 feet to a point; thence turn to the right an angle of 90°00'00" and run Northerly 179.29 feet to a point; thence turn to the right an angle of 09°41'42" a distance of 150.00 feet to a point on the southerly right of way line of Shelby County No. 26; thence turn to the right an angle of 110°23'12" a distance of 216.92 feet along County Highway No. 26 to the point of beginning.
Parcel#- 22-6-14-0-000-040.000

SOURCE OF TITLE: Instrument#- 20180522000176540 (SHELBY CO.)

DATE: 16 MAY 2020

"I hereby (or state) that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge and belief."

Surveyor's Signature:

Amos F. Reese

Alabama License No: 31576

Date:

MAY 27, 2020

TYPE: AS-BUILT

4242 County Road 26
Columbiana, AL 35051

AMOS F. REESE
3556 GREAT OAK LANE
BIRMINGHAM, AL 35223
PHONE: 205.276.5596

CIR- CAPPED IRON ROD
IPS-1/2" REBAR W/ CAP
IPF-IRON PIN FOUND
CALC-CALCULATED
(D)-DEED DIMENSION
(M)-MEASURED DIMENSION
ROW-RIGHT OF WAY
MH-MANHOLE
PP-POWER POLE
FC-FENCE CORNER
PED-PEDESTAL
BM-BENCH MARK FOUND
WM-WATER METER
PB-POWERBOX

N-NORTH
S-SOUTH
W-WEST
E-EAST
POC-POINT OF COMMENCEMENT
POB-POINT OF BEGINNING
●-POINT SET
○-POINT FOUND
⊠-POINT CALC.
△-POINT NOT SET
---EASEMENT LINE
---OHP---OVERHEAD POWER/TEL
MH - Manhole



20200602000220740 3/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/02/2020 10:30:57 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name David & Sandy Byrd
Mailing Address _____

Grantee's Name James Christopher Foster
Mailing Address Jennifer Foster

Same

Property Address 4242 Co Rd 26
Columbiana AL
35051

Date of Sale 05/27/20
Total Purchase Price \$ 134,500.00
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 05/27/20

Unattested

(verified by)

Print Christopher R. Sauter

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200602000220740 4/4 \$32.00
Shelby Cnty Judge of Probate, AL
06/02/2020 10:30:57 AM FILED/CERT