

20200618000249590
06/18/2020 01:59:43 PM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
William A. Connor III
Terri Connor
26 Dogwood Dr
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED FORTY FIVE THOUSAND TWO HUNDRED DOLLARS AND NO CENTS (\$245,200.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Gary W. Garner and wife, Serena M. Garner (herein referred to as Grantor)** grant, bargain, sell and convey unto **Terri Connor and William A. Connor, III (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See attached Exhibit A for Legal Description

This Deed was prepared from data furnished by the Grantor. No Title Examination was requested or undertaken. The preparer of this Instrument has not reviewed the status of Title on this property, has not been employed to do so, and acts only as the drafter of this Instrument.

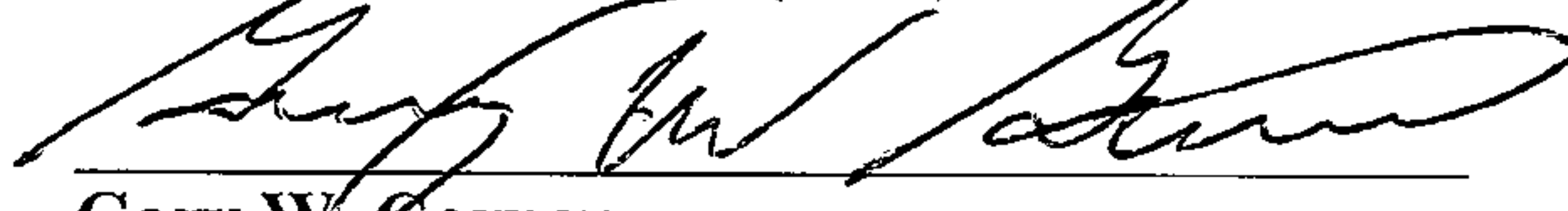
SUBJECT TO:

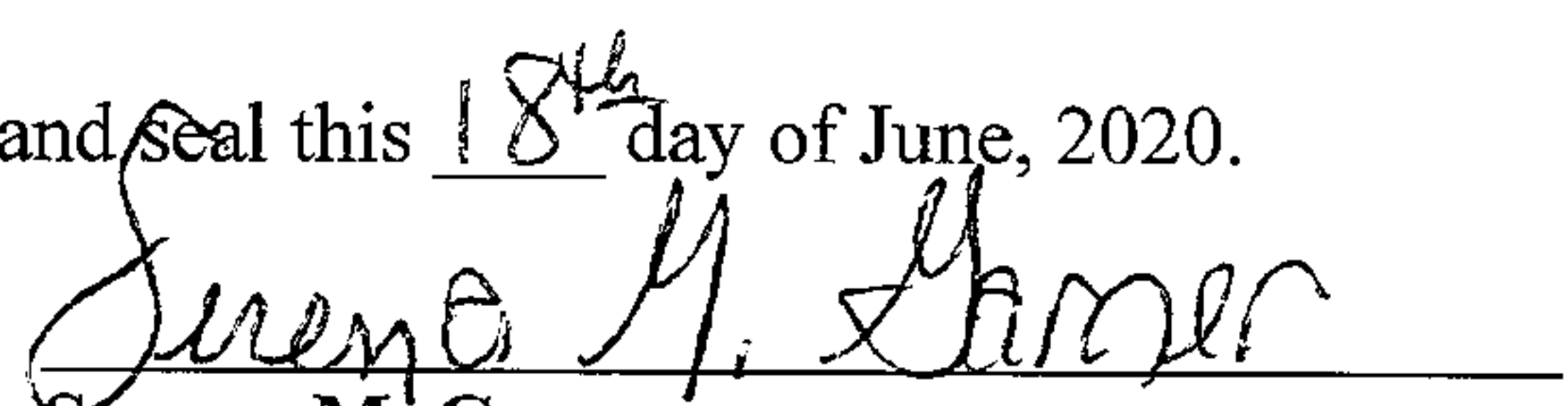
1. Ad valorem taxes due and payable October 1, 2020.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto 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 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 (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 18th day of June, 2020.

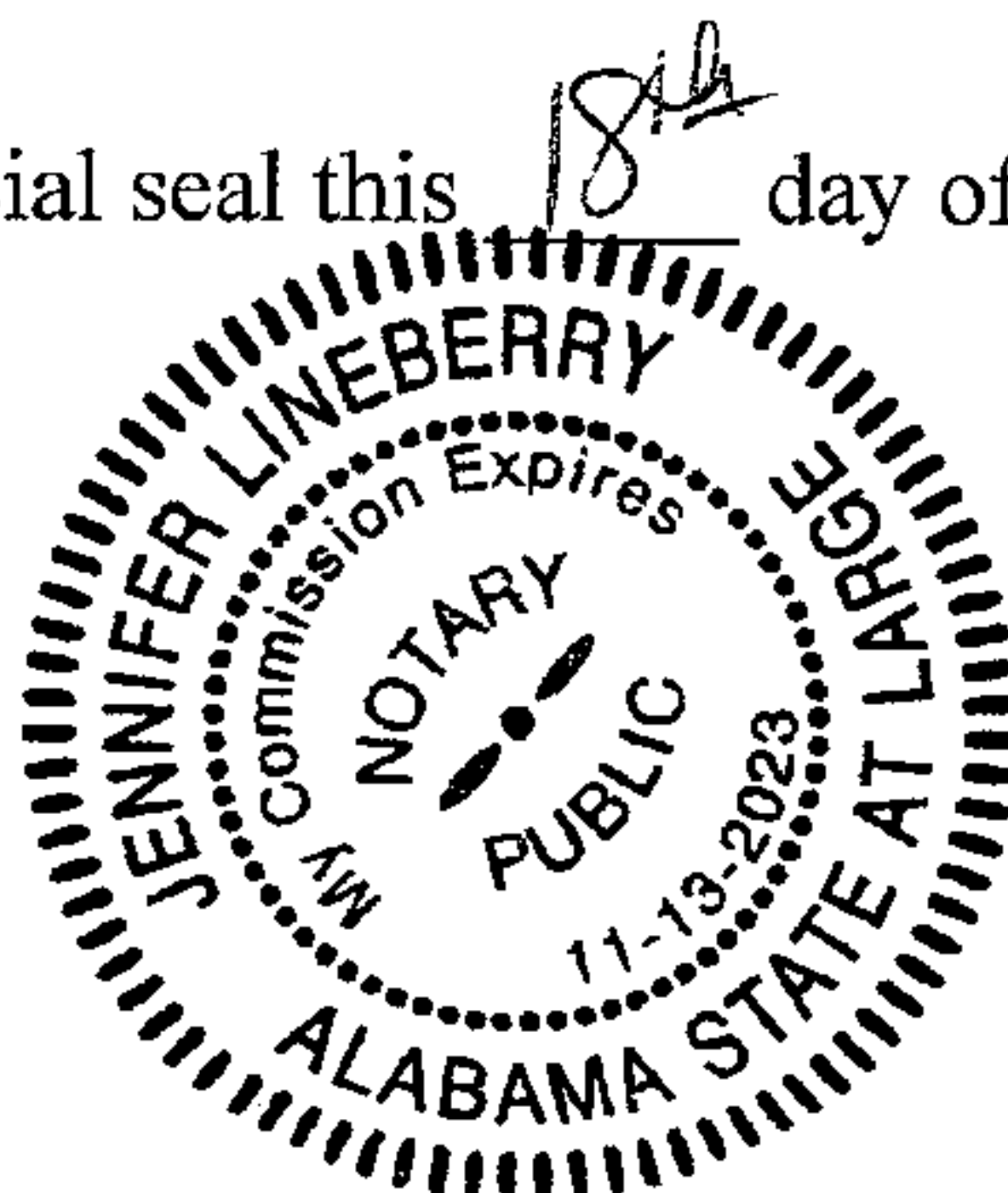

Gary W. Garner


Serena M. Garner

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Gary W. Garner and Serena M. Garner**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of June, 2020.



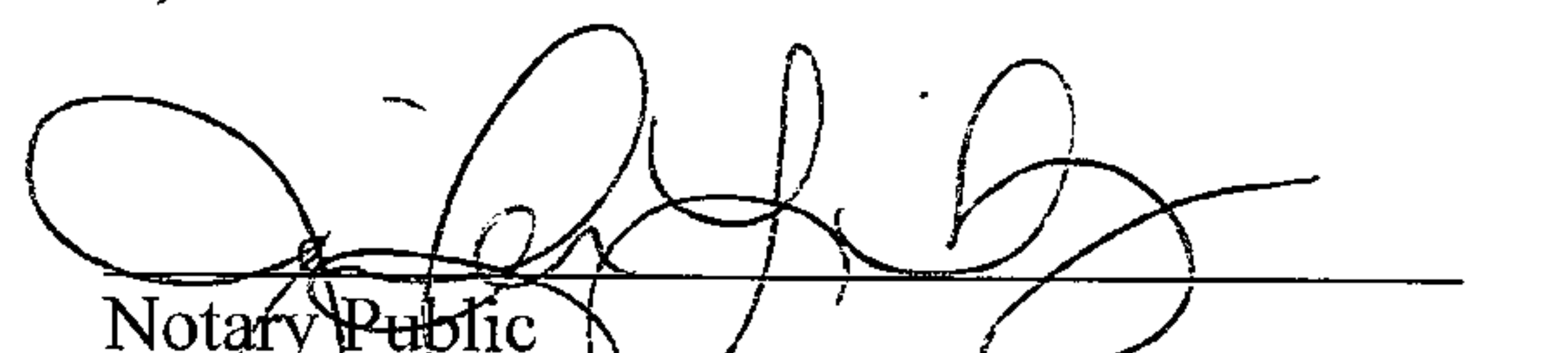

Notary Public
My Commission Expires: 11-13-2023

EXHIBIT A – LEGAL DESCRIPTION

BEGIN at the SW Corner of the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 1 West, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N00°57'58"W for a distance of 1377.19' to the Southerly R.O.W. line of Heart of Dixie Railroad, 100' R.O.W. and a curve to the right, having a radius of 904.88, and subtended by a chord bearing S68°48'55"E, and a chord distance of 361.57'; thence along the arc of said curve and along said R.O.W. line for a distance of 364.02'; thence S57°17'30"E and along said R.O.W. line for a distance of 450.36'; thence S14°34'21"W and leaving said R.O.W. line for a distance of 128.23'; thence S72°01'59"E for a distance of 288.90'; thence S57°29'29"E for a distance of 31.90'; thence S46°45'36"E for a distance of 81.78'; thence S42°05'06"E for a distance of 134.07'; thence S47°11'38"E for a distance of 156.40'; thence S53°06'41"E for a distance of 196.77'; thence S57°38'05"E for a distance of 74.34'; thence S76°07'49"E for a distance of 63.07'; thence N83°47'59"E for a distance of 53.59'; thence N66°11'58"E for a distance of 55.18'; thence N86°29'07"E for a distance of 73.30' to the Westerly R.O.W. line of Shelby County Highway 86, 80' R.O.W.; thence S25°27'33"W and along said R.O.W. line for a distance of 349.27'; thence S87°56'52"W and leaving said R.O.W. line for a distance of 1535.66' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name	<u>Gary Garner</u>	Grantee's Name	<u>William A. Connor</u>
Mailing Address	<u>512 Tecumseh St</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>20 Dowd Dr</u> <u>Calera AL 35040</u>
Property Address	<u>6497 Hwy 86</u> <u>Calera AL 35040</u>	Date of Sale	<u>6-18-2020</u>
		Total Purchase Price	\$ <u>245,200.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 _____

Print Gary Garner

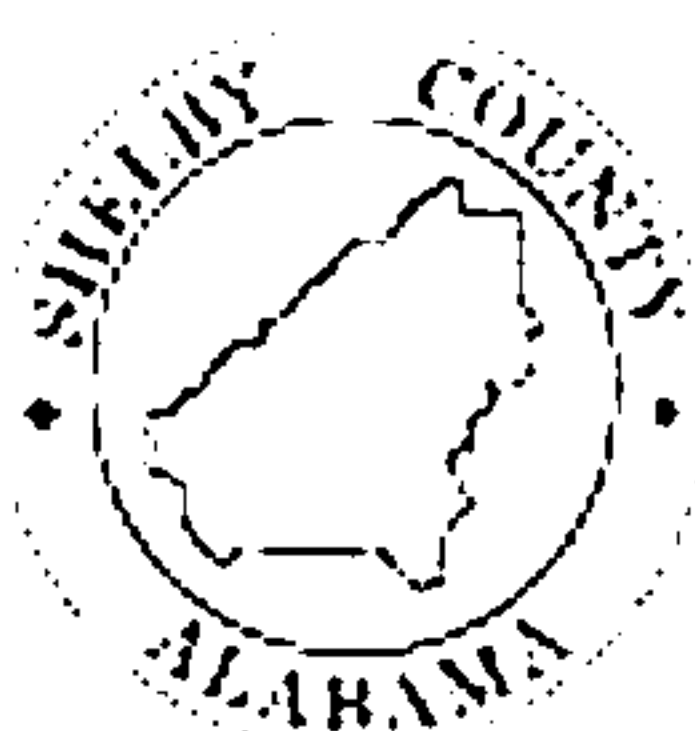
____ Unattested

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
06/18/2020 01:59:43 PM
\$273.50 CHARITY
20200618000249590

Allen S. Bayl