

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: Morrow Properties, LLC

PO BOX 380008
Birmingham, AL 35238

File No.: MV-20-26353

WARRANTY DEED

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Two Hundred Twenty Thousand Dollars and No Cents (\$220,000.00)**, 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, **Billie Jean Folds**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Morrow Properties, LLC**, (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 2020 taxes and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Grantor reserves a life estate in and to the property described herein.

Furniture is excluded from purchase of house.

\$198,000.00 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 Grantee, his, her or their heirs and assigns forever.

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 24th day of June, 2020.

Billie Jean Folds
Billie Jean Folds

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Billie Jean Folds, 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 24th day of June, 2020.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9/22/2020

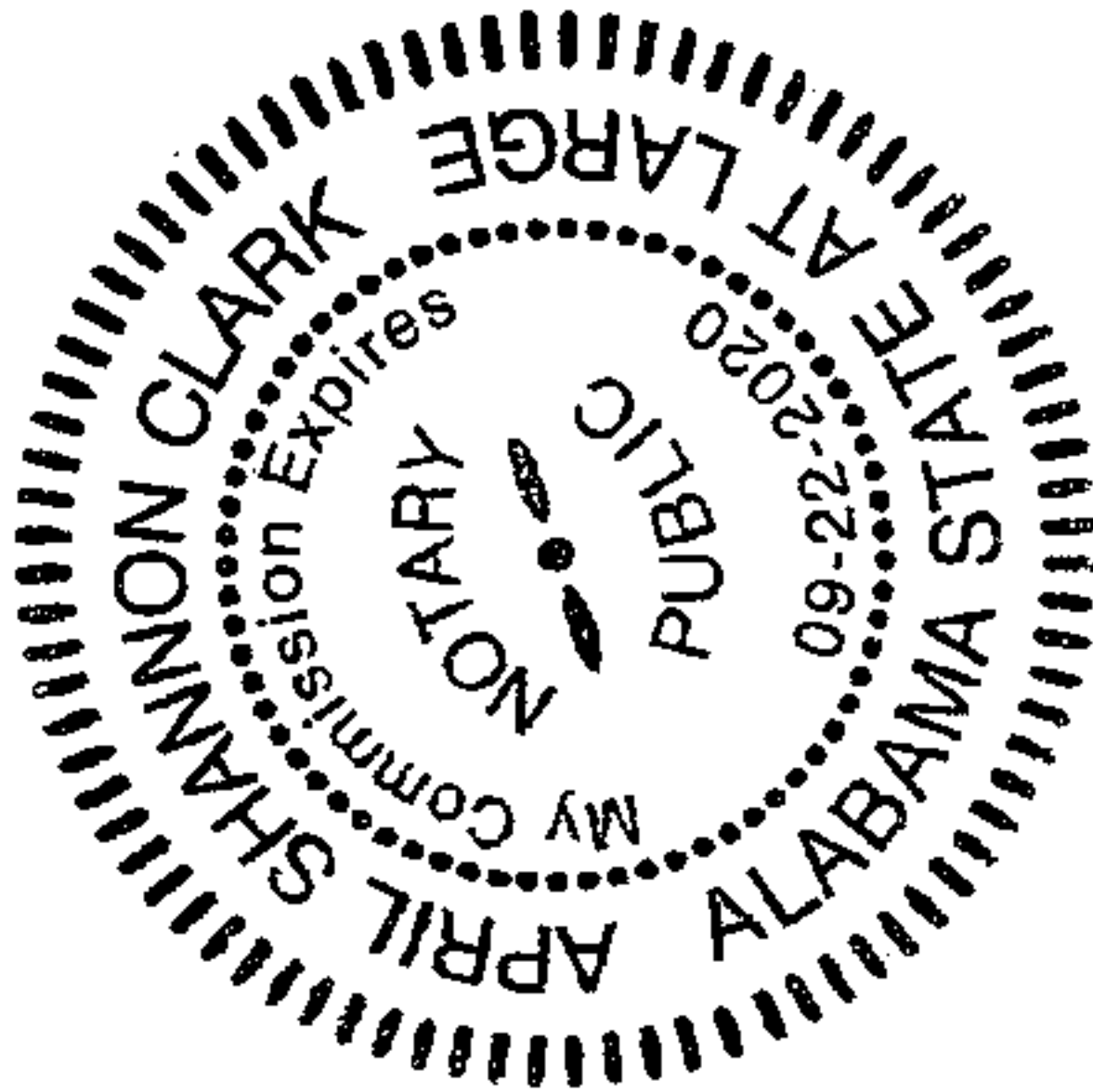


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1:

Begin at the SW corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama; thence run westerly for a measured distance of 159.67 feet to the easterly right of way line of Shelby County Highway 101 (A.K.A. Mimosa Road - 80 foot wide right of way) and to a point of a curve to the left, having a central angle of 8 degrees 22 minutes 53 seconds a radius of 719.91 feet and an arc length of 105.31 feet; thence 110 degrees 58 minutes 28 seconds right to chord, run northeasterly along said road right of way line and along said curve chord distance of 105.22 feet; thence 3 degrees 58 minutes 24 seconds left from chord run northeasterly for 117.58 feet to a pipe found; thence 72 degrees 57 minutes 38 seconds right run easterly for 337.91 feet to a rebar set; thence 89 degrees 59 minutes 11 seconds right run southerly for 210.69 feet to a rebar set on the South line of said 1/4-1/4 section; thence 90 degrees 00 minutes 00 seconds right run westerly along said south line of said 1/4-1/4 section for 244.47 feet to the point of beginning.

TRACT 2:

Commence at the sw corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama; thence run easterly along the south line thereof for 240.47 feet to an iron set and to the point of beginning; thence continue along the last described course for 419.14 feet to a rebar found; thence 92 degrees 47 minutes 23 seconds left run northerly for 210.84 feet to an rebar found in PVC pipe; thence 87 degrees 11 minutes 49 seconds left run westerly for 408.88 feet to an rebar set; thence 90 degrees 0 minutes 49 seconds left run southerly for 210.69 feet to the point of beginning.

Subject to any easements, right of ways, or restrictions of record that may exist.

Subject to: A 30 foot easement for ingress and egress, situated in the SE 1/4 of the SW 1/4 and in the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East; being more particularly described as follows:

Begin at the SE corner of the SE 1/4 of the SW 1/4 of Section 27, Township 17 South, Range 1 East; thence run westerly along the south line thereof for 171.06 feet to the easterly R/W of Shelby County Road #101; thence 114 degrees 10 minutes 56 seconds right run northerly along said R/W for 32.89 feet; thence 65 degrees 49 minutes 04 seconds right run easterly 187.47 feet; thence 89 degrees 46 minutes 07 seconds right run southerly 30.0 feet to the south line of the SW 1/4 of the SE 1/4 of said section; thence 90 degrees 13 minutes 53 seconds right run westerly 30.0 feet to the point of beginning.

According to the survey of Thomas E. Simmons II, dated August 26, 2015.

TRACT 3:

Commence at the SE Corner of the SW 1/4 of the SE 1/4 of Section 27, Township 17 South, Range 1 East, Shelby County, Alabama; Thence Run Westerly along the South Line thereof for 659.12 feet to a rebar round; Thence 87°14'50" Right run Northerly for 210.84 feet to a capped rebar found and to the POINT OF BEGINNING; thence 2°45'54" right run Northerly for 216.23 feet to a rebar found; thence 69°38'26" left run northwesterly for 570.82 feet to an iron inside of PVC Pipe on the Southeasterly right-of-way line of County Highway 101 (AKA Mimosa Road) and to a point of a curve to the left, having a central angle of 23°5'11" a radius of 945.08 feet, and an Arc length of 380.80 feet; thence 82°27'07" left to chord run southwesterly along said right-of-way line and along said curve a chord distance of 378.23 feet; thence 10°49'48" from chord run Southwesterly for 83.78 feet to a 2" pipe found; thence 107°02'22" left run Easterly for 736.79 feet 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	Billie Jean Folds	Grantee's Name	Morrow Properties, LLC
Mailing Address	1900 Mimosa Rd Leeds AL 35094	Mailing Address	PO BOX 380008 Birmingham AL 35238
Property Address	Dunnavant, AL	Date of Sale	June 17, 2020
		Total Purchase Price	\$220,000.00
		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)

<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 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	June 18, 2020	Print	Billie Jean Folds
Unattested	(verified by)	Sign	Billie Jean Folds (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
06/26/2020 08:03:57 AM
\$50.00 CHERRY
20200626000261990

Allen S. Bayl