

STATE OF ALABAMA
COUNTY OF SHELBY

SURVIVORSHIP WARRANTY DEED

THIS INDENTURE, made and entered into on this 26th day of June, 2020, by and between **Forty-Three Investments LLC**, party of the first part, and **David Bailey and Sherry Bailey**, parties of the second part,

WITNESSETH:

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED SIXTY-THREE THOUSAND SEVEN HUNDRED SIXTY-FIVE AND 00/100 DOLLARS (\$163,765.00) to the party of the first part, in hand paid by the parties of the second part, and other valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part has granted, bargained and sold, and does by these presents grant, bargain, sell and convey unto the parties of the second part for and during their joint lives, and upon the death of either, to the survivor, in fee simple, the following described real estate, to-wit:

BEGIN at the NW Corner of the NE 1/4 of the SE 1/4 of Section 4, Township 19 South, Range 2 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence S02°01'26"E for a distance of 1340.24' to the SW Corner of the NE 1/4 of the SE 1/4 of above said Section 4 and the Northerly R.O.W. line of Autumn Drive, 60' R.O.W.; thence N87°51'34"E and along said R.O.W. line for a distance of 954.07' to a curve to the left, having a radius of 666.45', and subtended by a chord bearing N66°50'39"E, and a chord distance of 383.28'; thence along the arc of said curve and said R.O.W. line for a distance of 388.77'; thence N01°35'41"W and leaving said R.O.W. line for a distance of 968.64'; thence N88°06'36"E for a distance of 371.66'; thence N01°53'24"W for a distance of 200.81'; thence S89°02'44"W for a distance of 1115.26'; thence N61°39'54"W for a distance of 912.05' to the Southerly R.O.W. line of Shelby County Highway 467, 80' R.O.W. and the beginning of a non-tangent curve to the left, having a radius of 2550.55, and subtended by a chord bearing S26°59'10"W, and a chord distance of 505.07'; thence along the arc of said curve and said R.O.W. line for a distance of 505.90'; thence N89°02'44"E and leaving said R.O.W. line for a distance of 456.11' to the POINT OF BEGINNING.

Subject to taxes for the current year, easements of record, easements as located, and restrictions of record, if any.

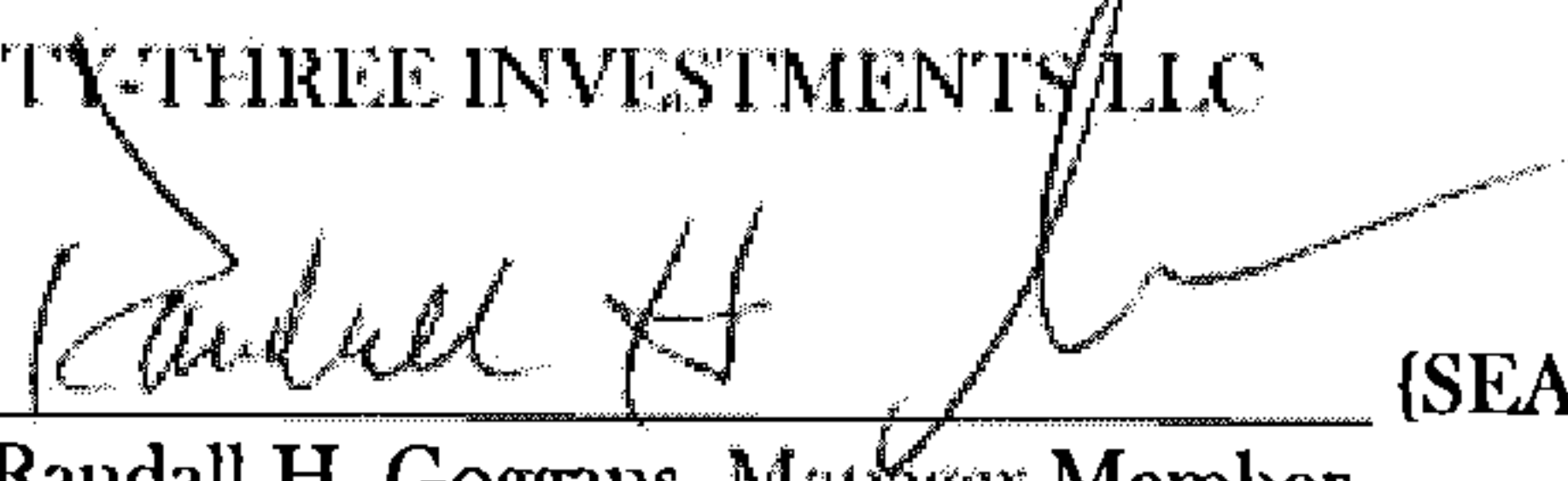
Simultaneously with the delivery of this deed, grantees executed a purchase money mortgage in the amount of \$161,765.00 to secure an amount borrowed to finance the above described property.

TO HAVE AND TO HOLD, together with all and singular the rights, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, unto the parties of the second part, for and during their joint lives, and upon the death of either of them, to the survivor, his or her heirs and assigns, in fee simple.

And the party of the first part does hereby covenant with the part of the second parties that it is lawfully seized in fee of the said premises, that it has good right to sell and convey the same; that said premises are free from encumbrance, except as herein stated; and that it will forever warrant and defend the title to said premises against the lawful claims and demands of all persons, whosoever.

IN WITNESS WHEREOF, the party of the first part has hereto set its hand and seal on this the day and year herein first above written.

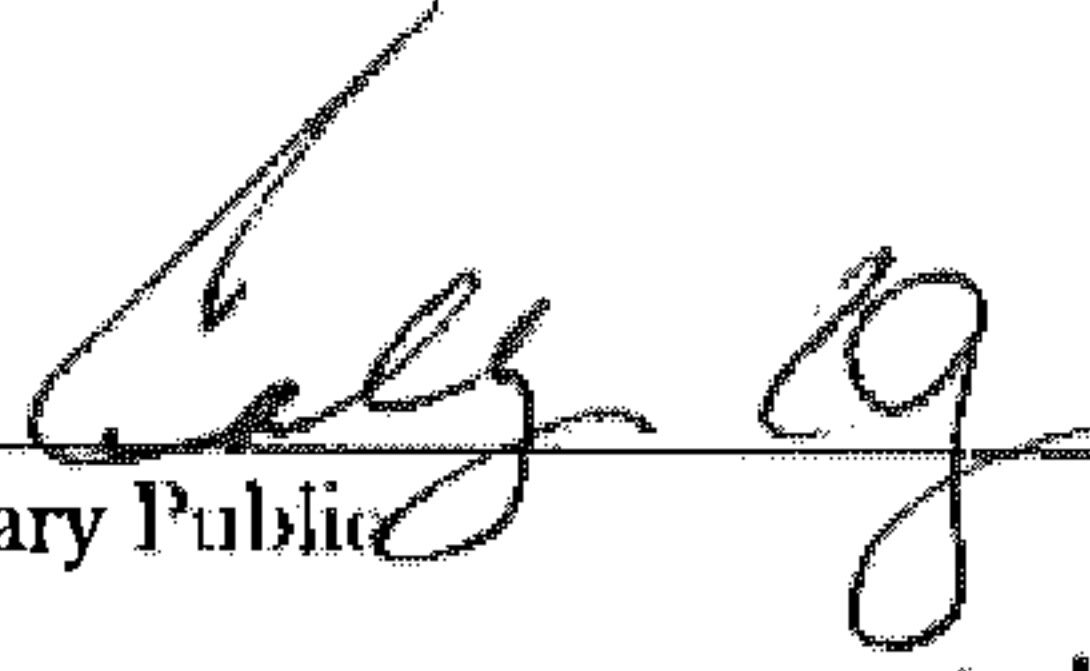
FORTY-THREE INVESTMENTS LLC

By:  (SEAL)
Randall H. Goggans, Manager Member

State of Alabama
County of Calhoun

I, the undersigned, a Notary Public, in and for said State and County, hereby certify that on this 26th day of June, 2020, personally appeared Randall H. Goggans, who acknowledged himself to be the Manager Member of Forty-Three Investments LLC, a corporation, and he, as such Manager Member being authorized to do so, has executed the foregoing instrument and who, being known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he has executed the same voluntarily on this day.

WITNESS my hand and Notarial Seal.


Notary Public

My commission expires 7/13/21

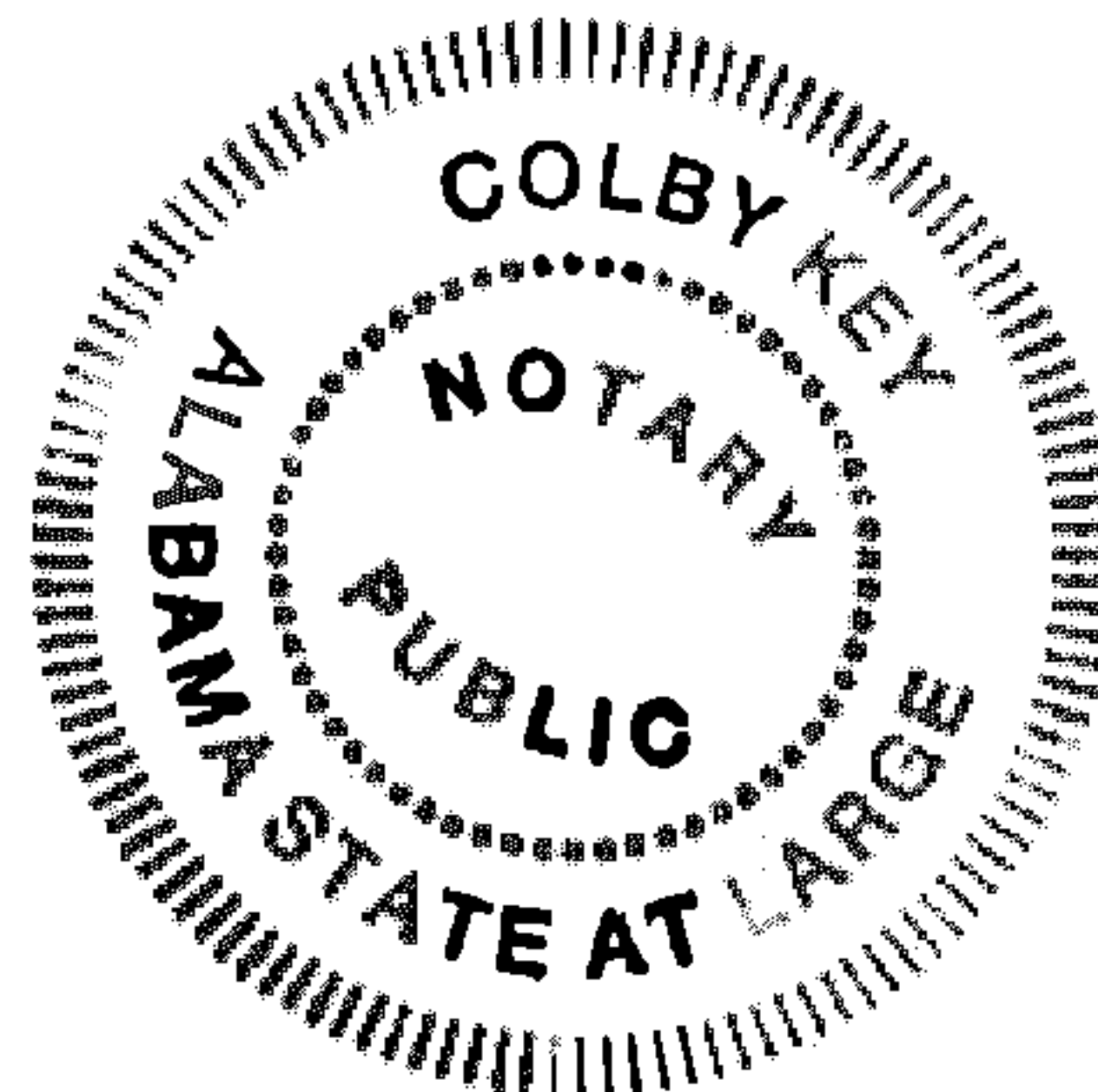
GRANTEES' MAILING ADDRESS:

29 Pin Oak Lane
Odenville, AL 35120

THIS INSTRUMENT PREPARED BY:

Robinson Law Firm, LLC
620 East 11th Street
Anniston, AL 36207

File # 20-0159GDR



Real Estate Sales Validation Form

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

Grantor's Name	Forty-Three Investments LLC	Grantee's Name	David Bailey and Sherry Bailey
Mailing Address	4000 Eagle Point Corporate Drive Birmingham, AL 35242	Mailing Address	25 Pin Oak Lane Odenville, AL 35120
Property Address	0 Autumn Lane Vincent, AL 35178	Date of Sale	6/26/20
		Total Purchase Price	163,765.00
		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	☐	Appraisal
☒	Sales Contract	☐	Other -
☐	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).

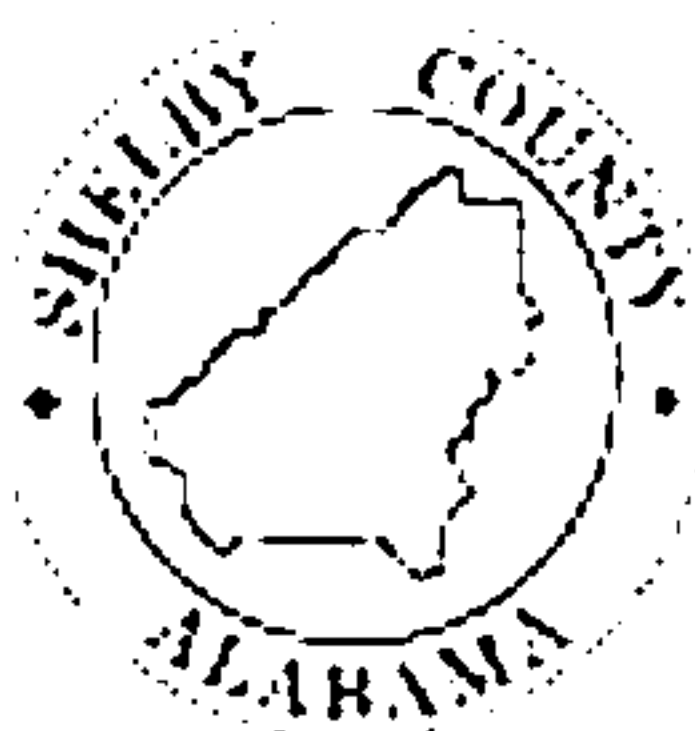
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate, I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 6.26.20

Print: Robinson Law Firm, LLC

Unattested (verified by)

Sign By Jennifer D. White
(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 03:34:59 PM
\$30.00 CHARITY
20200626000263860

Allen S. Bayl