

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-20-26305

Send Tax Notice To: Graham Keith  
136 Indigo Ln.  
Calera, AL 35040

**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 **Ninety Seven Thousand Five Hundred Dollars and No Cents (\$97,500.00)**, 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, **Graham Keith and wife, Regina Keith** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Graham Keith and Regina Keith** (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.**

**\$0.00** 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 25<sup>th</sup> day of June, 2020.

  
Graham Keith

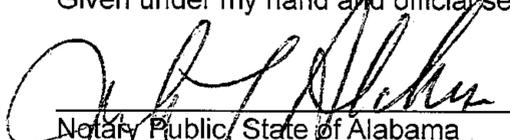
  
Regina Keith

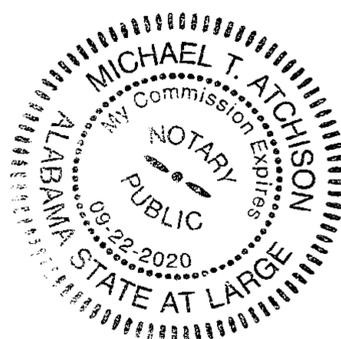
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Graham Keith and Regina Keith, 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 25th day of June, 2020.

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



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 31, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said quarter-quarter section; thence run North along the East line thereof a distance of 337.13 feet; thence turn left 88 degrees 18 minutes 22 seconds and run West 552.55 feet; thence turn right 89 degrees 19 minutes 26 seconds and run North 196.74 feet to the point of beginning; thence turn left 88 degrees 49 minutes 12 seconds and run West 370.00 feet; thence turn right 88 degrees 49 minutes 12 seconds and run North 199.99 feet; thence turn 91 degrees 41 minutes 02 seconds and run East 370.00 feet; thence turn right 88 degrees 18 minutes 58 seconds and run South 196.74 feet to the point of beginning.

Together with an easement for ingress and egress, situated in the Northeast Quarter of the Southeast Quarter of Section 31, Township 20 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said quarter-quarter section; thence run North along the East line thereof a distance of 337.13 feet; thence turn left 88 degrees 18 minutes 22 seconds and run West 562.55 feet; thence turn right 89 degrees 19 minutes 26 seconds and run North 196.74 feet to the point of beginning of the centerline of said easement; thence North 786.74 feet, more or less to the South line of an existing road right of way, said easement being 10 feet on each of described centerline.

24-MONTH CHAIN OF TITLE: Instrument #20070508000215920, being a warranty deed to Kenneth Aaron Walker and wife, Laura Walker, dated April 30, 2007; and Instrument #2018122800045100, being a foreclosure deed to Federal National Mortgage Association, dated December 26, 2018

Real Estate Sales Validation Form

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

Grantor's Name Graham Keith  
Mailing Address 136 Indigo Lane  
Calera, AL 35040

Grantee's Name Graham Keith  
Mailing Address 136 Indigo Lane  
Calera, AL 35040

Property Address 136 Indigo Lane  
Calera, AL 35040

Date of Sale \_\_\_\_\_  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ 97,500.00

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 1/2 value - add wife to title

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 Mike T. Atchison

Unattested \_\_\_\_\_  
(verified by)

Sign [Signature]  
(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  
06/30/2020 09:02:16 AM  
\$125.50 JESSICA  
20200630000267610

Alvin S. Bayl