

This Instrument was Prepared by:

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

File No.: S-20-26286

Send Tax Notice To: Brian Nelson
Amy Nelson

130 Fawn Meadows Ln
Wilsonville, AL 35186

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 **Sixty Eight Thousand Five Hundred Dollars and No Cents (\$68,500.00)**, 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, **Lowell N. Martin and Debra B. Martin**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brian Nelson and Amy Nelson**, (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

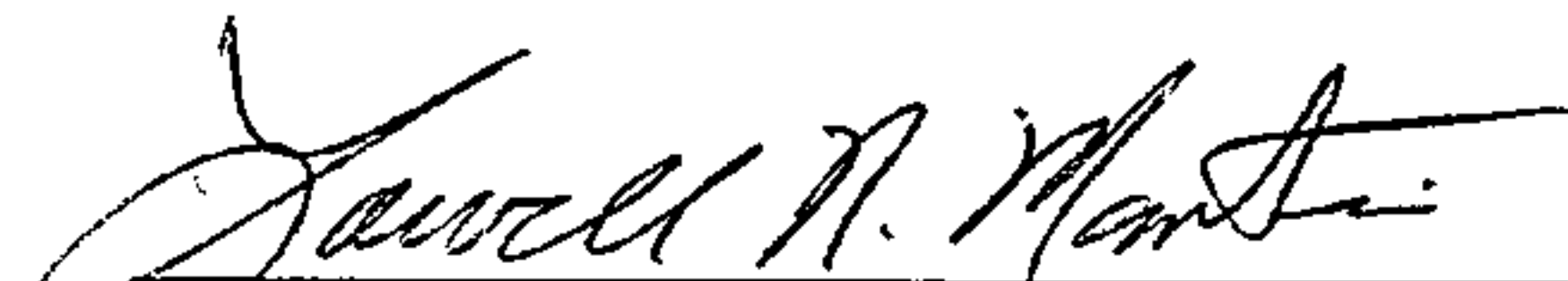
Property may be subject to taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$300,250.00 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 30th day of June, 2020.


Lowell N. Martin


Debra B. Martin

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 Lowell N. Martin and Debra B. Martin, 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 30th day of June, 2020.


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

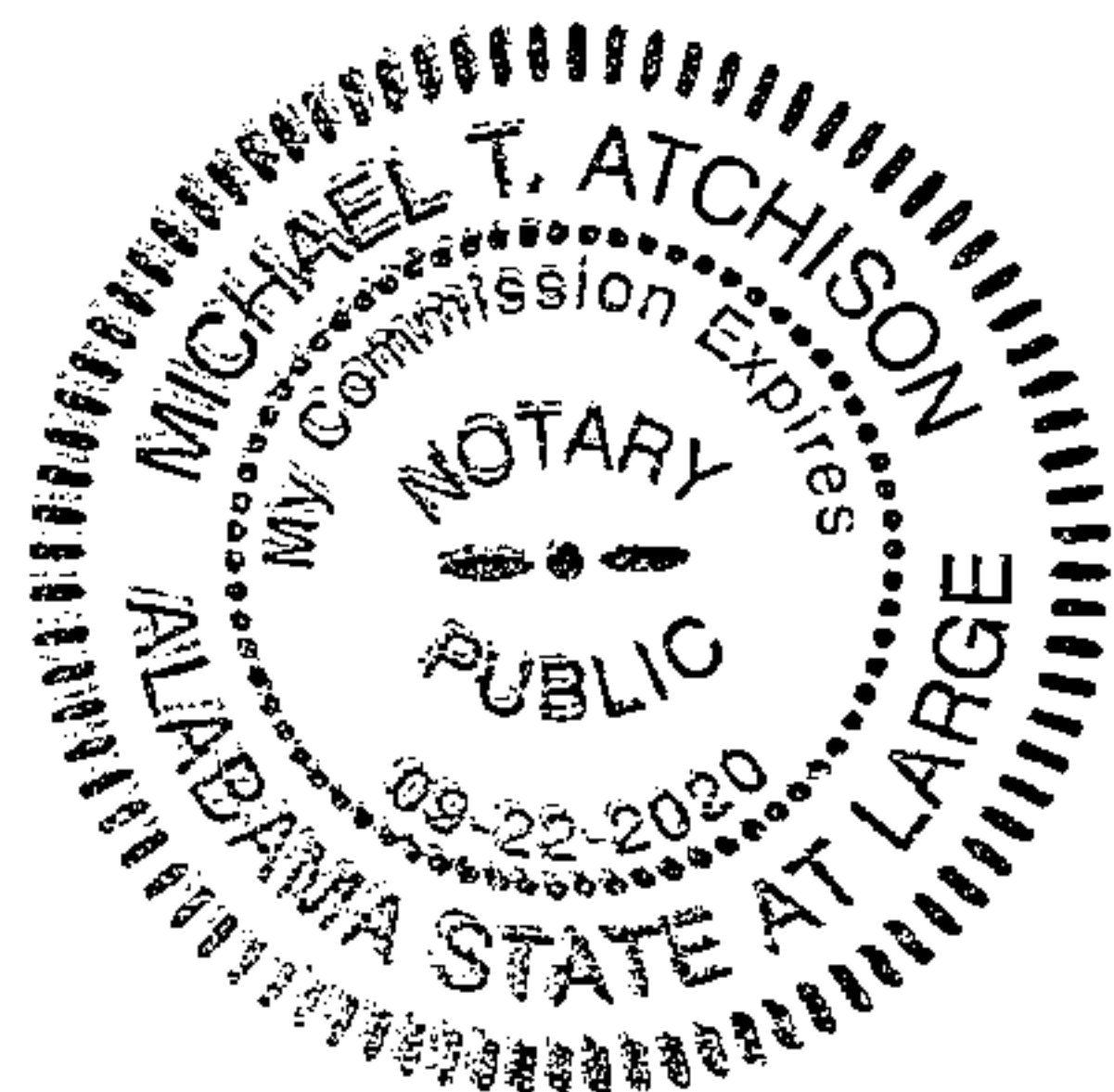


EXHIBIT "A"
LEGAL DESCRIPTION

Tract #3-B, Carden Estates as set forth on that certain survey of Frank Wheeler dated 1-25-74, as more particularly described as follows:

Commence at the NE corner of the W 1/2 of the SE 1/4 of the SW 1/4, section 20, Township 19 South, Range 1 East; thence run South along the East line of said 1/4-1/4 section a distance of 317.00 feet to the Point of Beginning; thence continue in the same direction a distance of 330.0 feet; thence turn an angle of 91 degrees 17 minutes 52 seconds to the right and run a distance of 585.99 feet; thence turn an angle of 84 degrees 45 minutes 10 seconds to the right and run a distance of 331.30 feet; thence turn an angle of 95 degrees 14 minutes 50 seconds to the right and run a distance of 606.81 feet to the point of beginning.

Situated in the W 1/2 of the SE 1/4 of the SW 1/4 of Section 20, Township 19 South, Range 1 East, Shelby County, Alabama.

Also conveyed, the easement described in Inst. #20041101000600470, Probate Office, Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name	Lowell N. Martin Debra B. Martin	Grantee's Name	Brian Nelson Amy Nelson
Mailing Address	180 April Ln. Westover, AL 35147	Mailing Address	130 Fawn Meadow Ln Wiltsville AL 35186
Property Address	0 Old Hwy. 280 Westover, AL 35147	Date of Sale	June 30, 2020
		Total Purchase Price	\$68,500.00
		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	_____	Appraisal
xx	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.

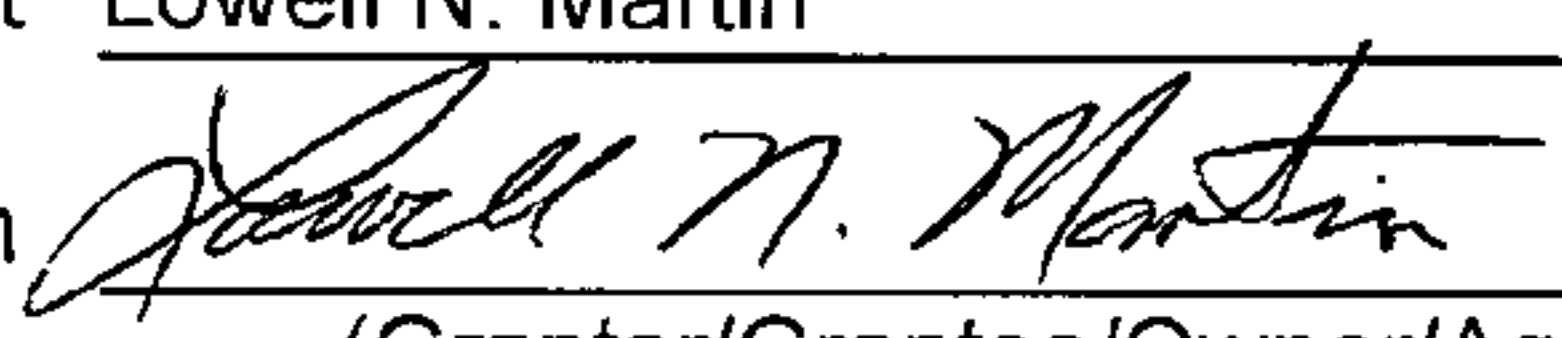
Date of Sale - the date on which interest to the property was conveyed.

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.

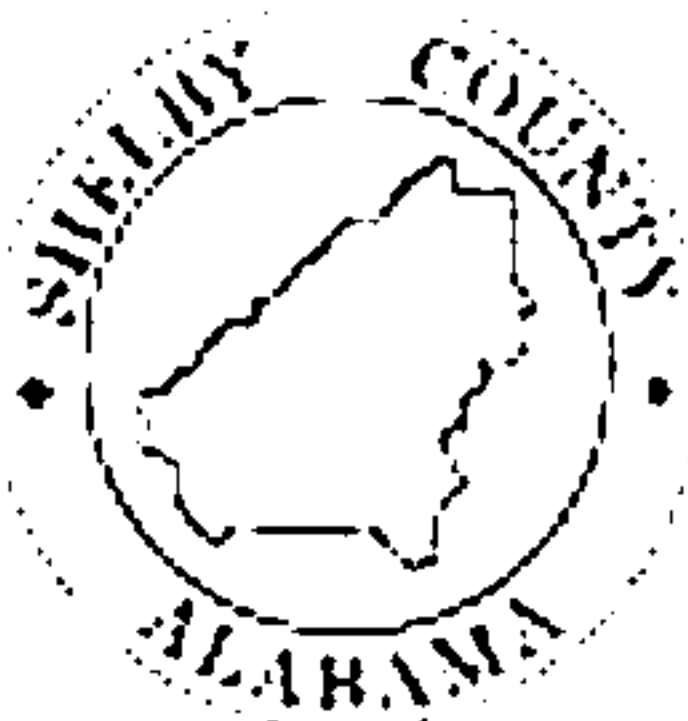
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 30, 2020	Print	Lowell N. Martin
_____	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
07/01/2020 08:38:45 AM
\$29.00 CHARITY
20200701000270210

Allen S. Bayle