

This instrument was prepared by:

Justin Smitherman, Esq.  
173 Tucker Road  
Suite 201  
Helena, AL 35080

Send tax notice to:

Randy Michael McGraw  
490 Mountainview Drive  
Montevallo, AL 35115

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WARRANTY DEED (JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

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STATE OF ALABAMA                     )  
COUNTY OF SHELBY                 )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars (\$285,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we, **Leigh Ann Pete, a married woman, and Billy Ray Eiland, a married man** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Randy Michael McGraw and Michelle C. McGraw** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3 according to the survey of Brantley Family Subdivision, as recorded in Map Book 24 at Page 12 in the Probate Office of Shelby County, Alabama.

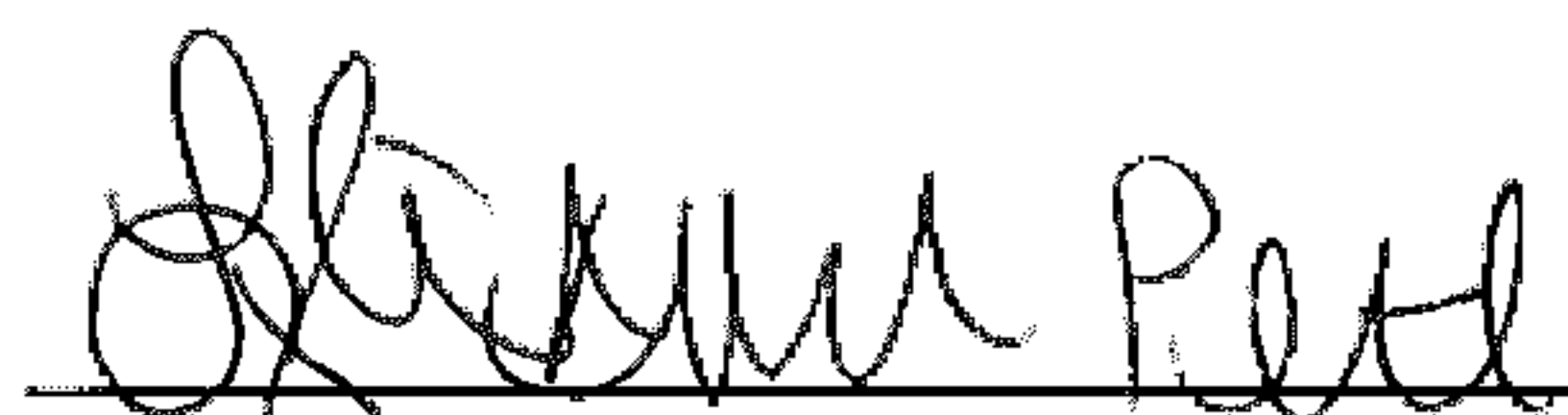
Subject to:

1. Taxes for the year 2020 and subsequent years.
2. Existing ordinances, restrictions, easements, rights of way, limitations, if any, of record.
3. \$228,000.00 of the consideration herein was derived from a mortgage filed simultaneously herewith.
4. Subject property does not constitute the homestead of the grantors nor that of their spouses.
5. Leigh Ann Pete is one and the same person as Leigh Ann Tate, the Grantee in that certain Deed recorded in Instrument No. 20110729000220430, in the Probate Office of Shelby County, Alabama.
6. David Eiland and Wilma Eiland, who reserved a life estate in that certain Deed recorded in Instrument No. 20110729000220430, in the Probate Office of Shelby County, Alabama, are deceased. David Eiland having departed this life on March 6, 2020, and Wilma Eiland having departed this life on December 15, 2012.

TO HAVE AND TO HOLD to 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 grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators, covenant with the said grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 30th day of June, 2020.

 (SEAL)  
Leigh Ann Pete  
Formerly known as Leigh Ann Tate

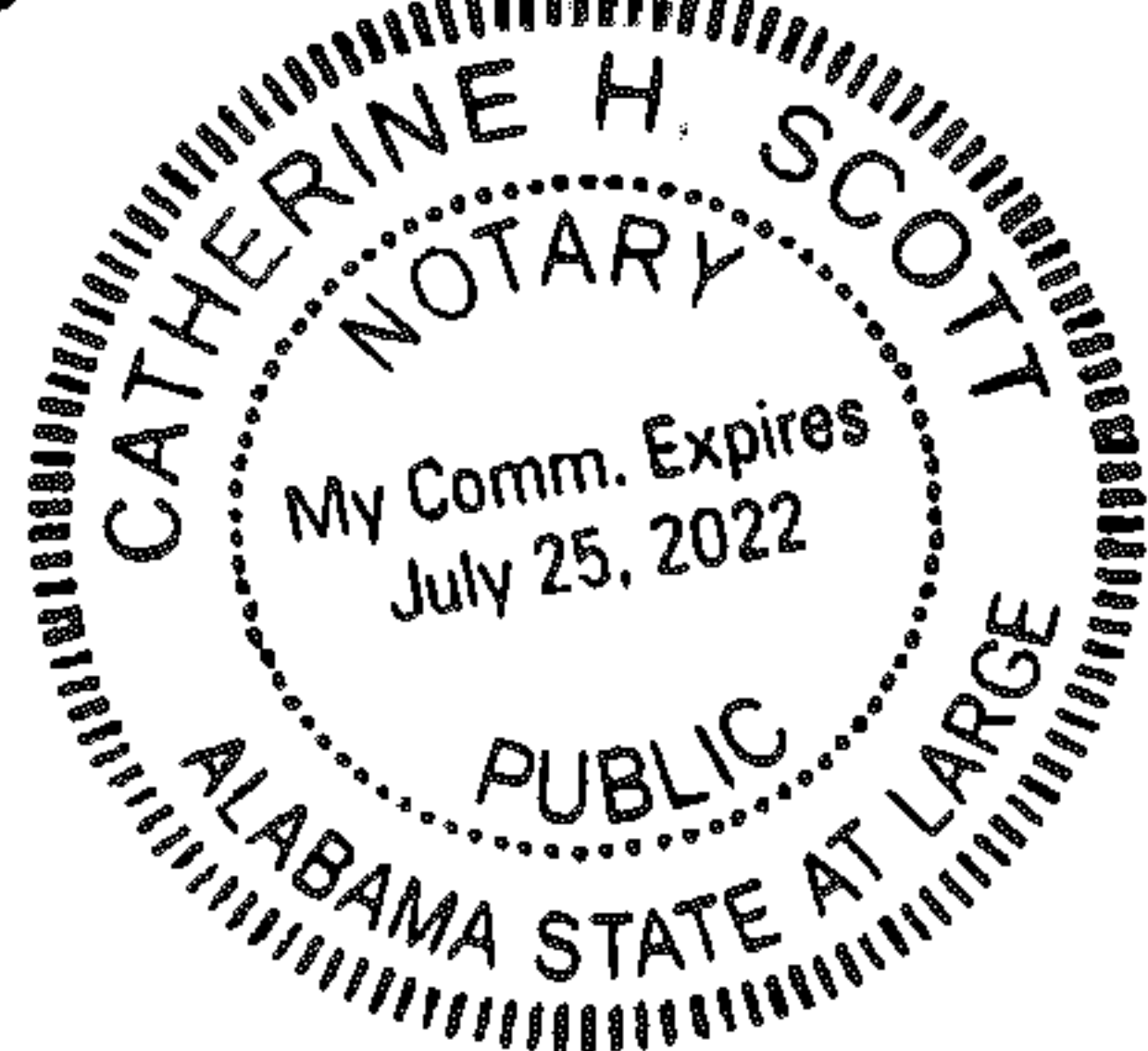
 (SEAL)  
Billy Ray Eiland

#### GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA                     )  
COUNTY JEFFERSON                 )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leigh Ann Pete and Billy Ray Eiland whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this date, 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 30th day of June, 2020.



  
NOTARY PUBLIC

My Commission Expires: 7-25-2022

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*Grantor's Name Leigh Ann Pete and Billy Ray Eiland  
Mailing Address \_\_\_\_\_Grantee's Name Randy Michael McGraw and Michelle C. McGrawMailing Address 197 Cedar Grove Parkway  
Alabaster, AL 35114Property Address 490 Mountainview Drive  
Montevallo, AL 35115Date of Sale June 30, 2020  
Total Purchase Price \$285,000.00Or  
Actual Value \$ \_\_\_\_\_Or  
Assessor's Market Value \$ \_\_\_\_\_Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
07/06/2020 04:01:01 PM  
\$85.00 CHERRY  
20200706000278750*Allen S. Boyd*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☐ Appraisal  
☐ Other: \_\_\_\_\_☐ Closing StatementIf 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 6-30-2020Print Catherine H. Scott☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) circle one