

20200713000289090 1/3 \$43.00  
Shelby Cnty Judge of Probate, AL  
07/13/2020 01:17:54 PM FILED/CERT

This instrument was prepared by:  
Ellis, Head, Owens, Justice & Arnold  
P O Box 587  
Columbiana, AL 35051

Send Tax Notice to:  
Patrick Lantrip  
131 Lake Cottage Road  
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Fifteen Thousand and No/00 Dollars (\$15,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Donna Lynn Spradley, unmarried (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Patrick Lantrip and Miranda Lantrip (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

See Attached Exhibit "A" for legal description

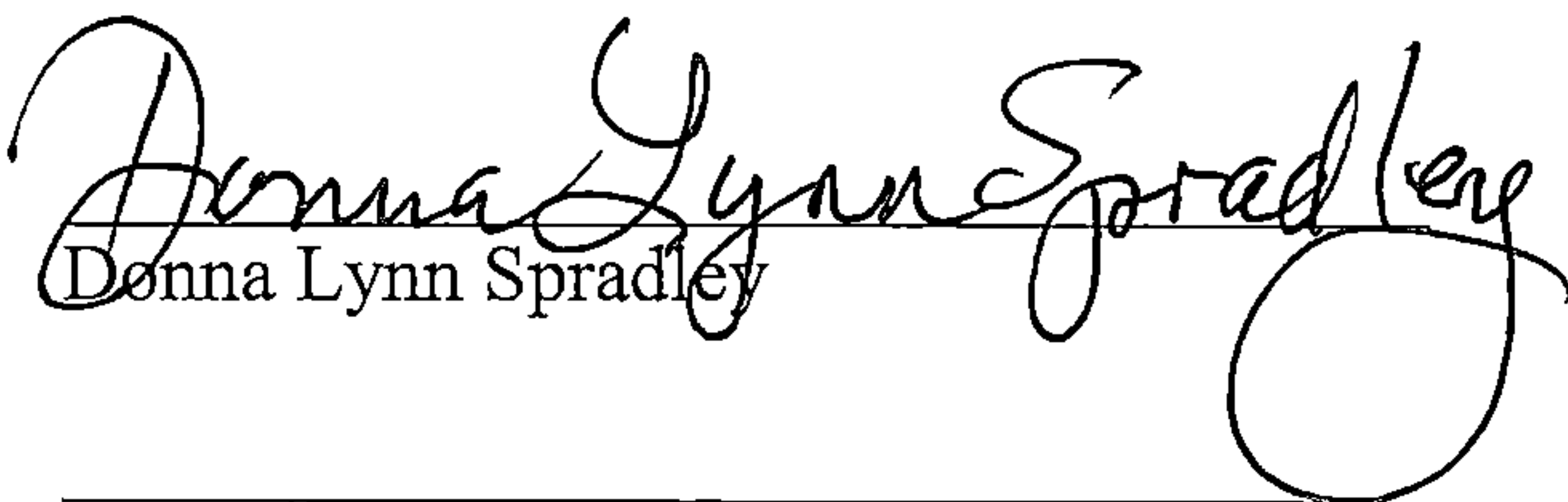
Subject to 2020 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 10<sup>th</sup> day of July, 2020.

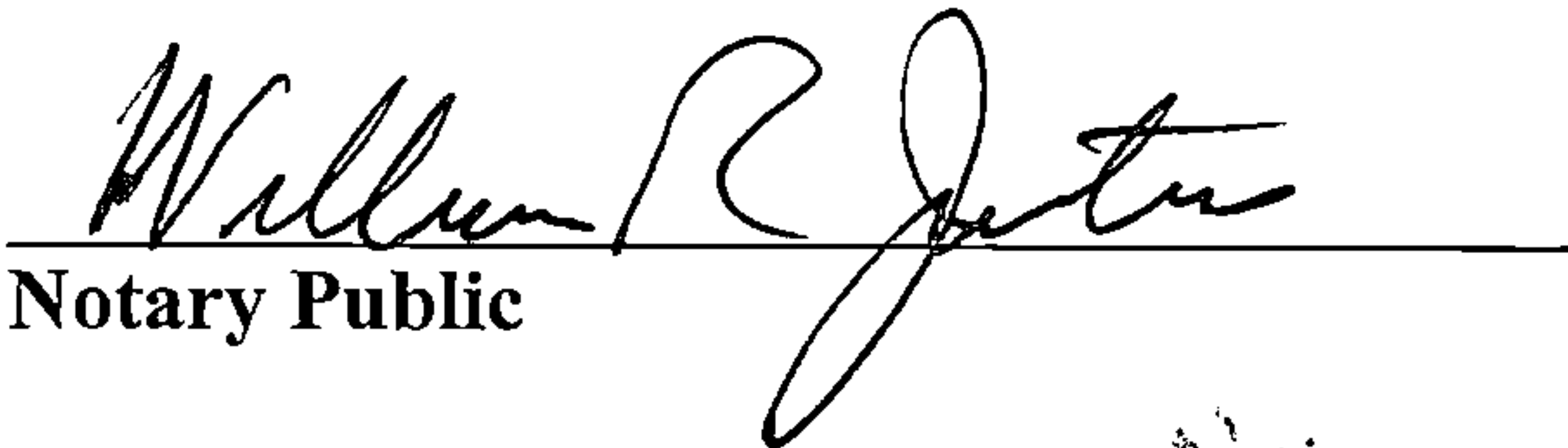
\_\_\_\_\_  
\_\_\_\_\_

  
Donna Lynn Spradley

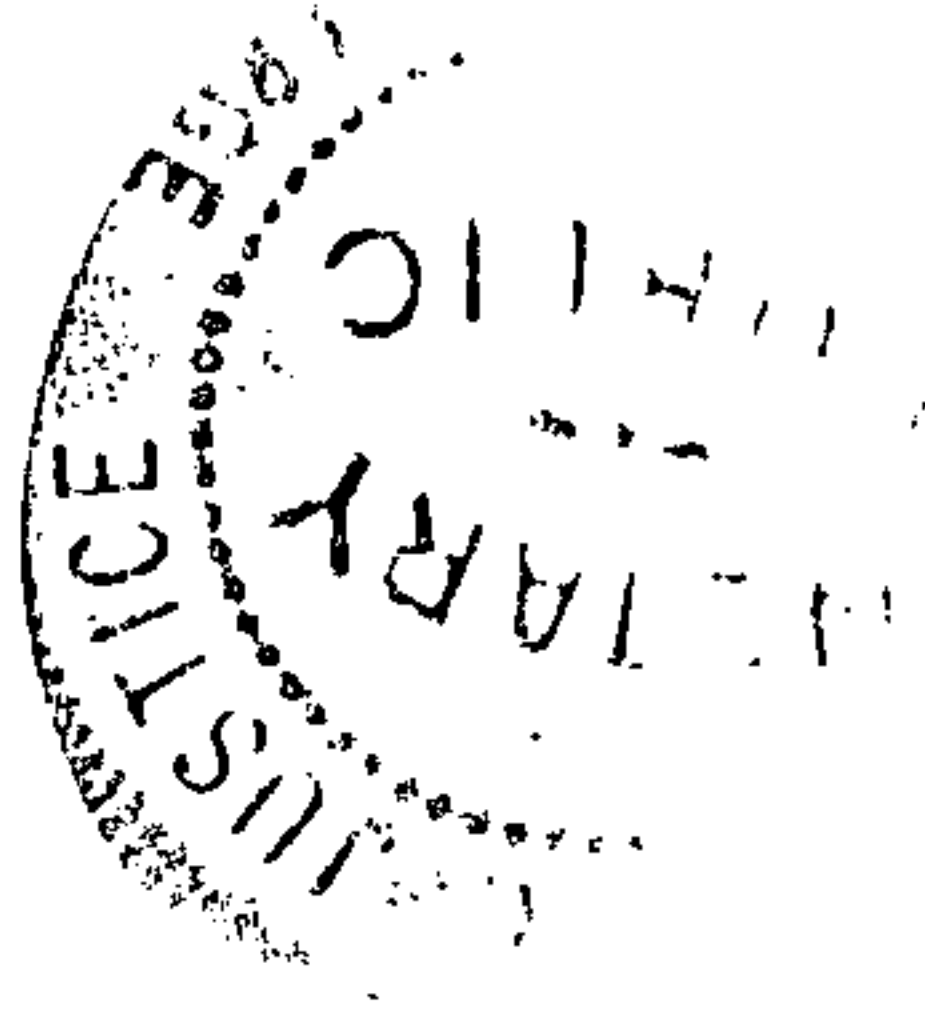
STATE OF ALABAMA  
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Donna Lynn Spradley, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10<sup>th</sup> day of July, 2020.

  
Notary Public

My Commission Expires: 9-12-23



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

A part of Section 19, Township 18 South, Range 2 East, being more particularly described as follows:  
Begin at the NE corner of A. J. Spradley's lot, said corner being a point on the NW boundary line of Block G at a distance of 240.40 feet from the North most corner of said Block G as recorded in Deed Book 11, page 332, in the Probate Office of Shelby County, Alabama; from the point of beginning run Northeasterly along the NW line of said Block G 240.40 feet to the North most corner of said Block G; thence turn 90 deg. 29' left and run Northwesterly 151.30 feet; thence turn 72 deg. 38' left and run Southwesterly 200.0 feet; thence turn 94 deg. 02' left and run Southeasterly 214.75 feet to the point of beginning.

Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 19, Township 18, Range 2 East described as follows: Beginning at a private dirt road at the corner of J. N. Vick lot running Southwest 140 feet to range line; thence with range line north 300 feet; thence Southeast direction 255 feet to starting point making it almost in a V shape, being the same property heretofore conveyed by M. C. Vick to J. L. Vick by deed dated December 23, 1923.

Part of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 19, Township 18, Range 2 East, Beginning at the NW corner of the foregoing described tract of land, and running South along the range line 140 yards; thence running Northeast 70 yards; thence running North 105 yards to line between NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$  and SW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , Sec. 19, Township 18, Range 2 East; thence West along the said line to beginning corner, being about one and three fourths acres.

The property herein conveyed is intended to include all of the real estate in Shelby County, Alabama, owned by M. C. Vick, deceased, at the time of his death, whether correctly described, or not, and includes all of the property as described in that certain quit claim deed from L. D. Spradley and others to M. C. Vick dated November 8, 1902.

Some of the grantors have previously conveyed a portion of said property to the grantees by deed dated October, 1977, and recorded in Deed Book 310 at Page 365, Office of Judge of Probate of Shelby County, Alabama.



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DLS

Real Estate Sales Validation Form

*This Document must be filed in accordance with Code of Alabama 1975, Section 40.22.1*

Grantor's Name : Donna Lynn Spradley  
Mailing Address P O Box 97  
Marbury, AL 36051

Grantee's Name: Patrick Lantrip & Miranda Lantrip  
Mailing Address: 131 LakeCottage Road  
Sterrett, AL 35147

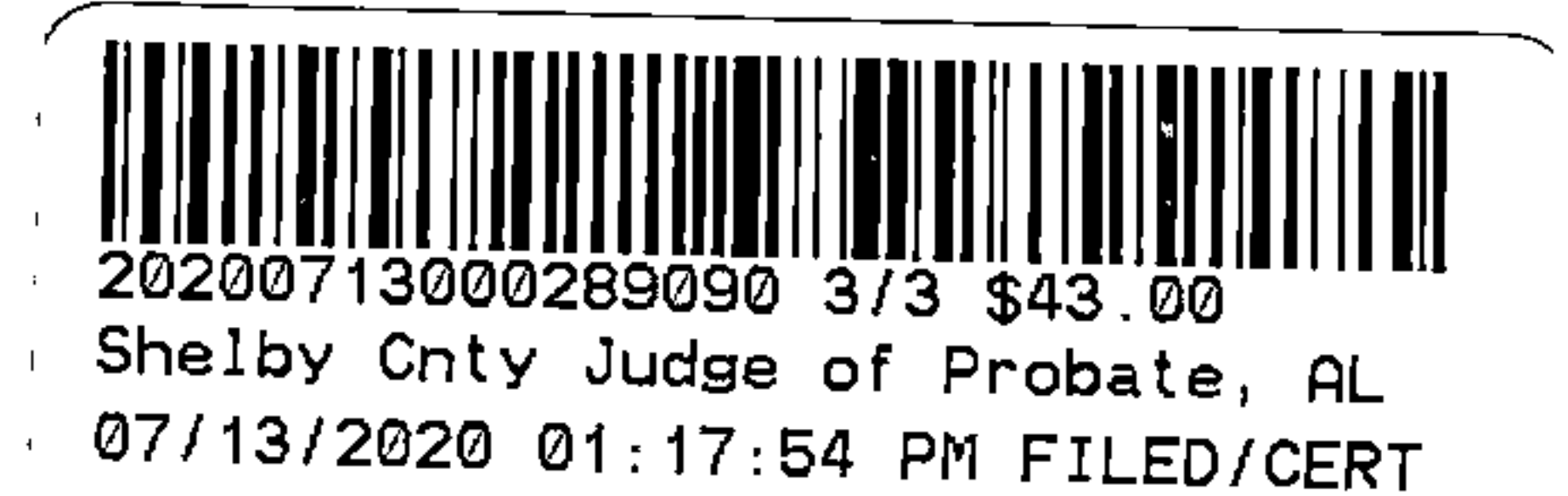
Property Address: Sterrett, AL

Date of Sale 7-10-2020  
Total Purchase Price \$ 15,000.00  
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)

☐ Bill of Sale  
☐ Sales Contract  
☒ Closing Statement

☐ Appraisal  
☐ Other --



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 7-10-2020

Sign Donna Lynn Spradley  
(Grantor/Grantee/Owner/Agent) circle one  
Print DONNA LYNN Spradley

☐ Unattested

(Verified by) \_\_\_\_\_

Form RT-1

Shelby County, AL 07/13/2020  
State of Alabama  
Deed Tax: \$15.00