

This Instrument was Prepared by:  
Stuart J. Garner  
Stuart J. Garner, LLC  
1400 Urban Center Drive  
Suite 470  
Vestavia Hills, AL 35242  
File No.: 2020251

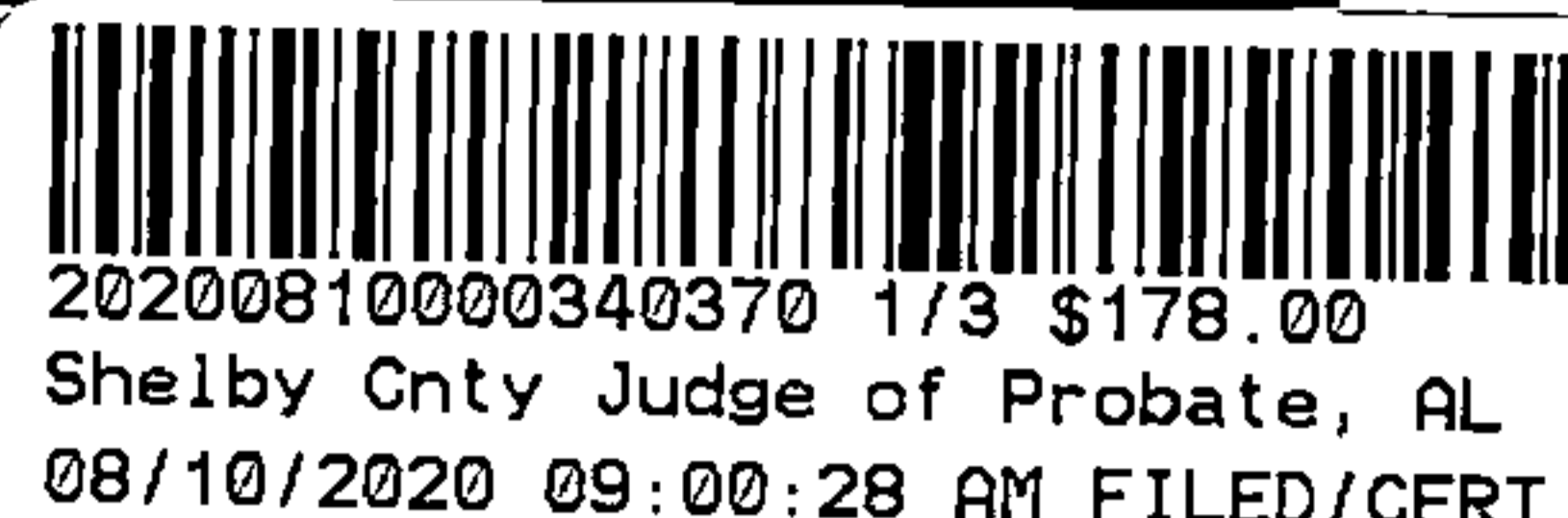
Send Tax Notice To: Dennis Dease  
Kimberly R. Dease  
55 Meadow Lake Circle  
Calera, AL 35040

## 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 **Five Hundred Twenty Five Thousand Dollars and No Cents (\$525,000.00)**, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Jackie S. Guy, an unmarried woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dennis Dease and Kimberly R. Dease**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **55 Meadow Lake Circle, Calera, AL 35040**; to wit;

**TRACT 5, ACCORDING TO THE SURVEY OF MEADOW LAKE FARMS, AS RECORDED IN MAP BOOK 27, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

**LESS AND EXCEPT PROPERTY AS RECORDED IN INST. #2000-40675, PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, DESCRIBED AS FOLLOWS: THAT PORTION OF TRACT 5, MEADOW LAKE FARMS, AS RECORDED IN MAP BOOK 27, PAGE 101, IN THE OFFICE OF THE PROBATE JUDGE OF SHELBY COUNTY, ALABAMA, (THE RECORD MAP) WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN 7.5 FOOT WIDE STRIP OF LAND, THE SOUTHERLY BOUNDARY OF WHICH (THE "SOUTHERLY BOUNDARY") IS THE NORTHERLY BOUNDARY OF MEADOW LAKE CIRCLE (AS MEADOW LAKE CIRCLE IS DEPICTED ON THE RECORD MAP) AND THE NORTHERLY BOUNDARY OF WHICH IS PARALLEL TO AND 4.5 FEET NORTHERLY OF THE SOUTHERLY BOUNDARY, AND WHICH EXTENDS FROM THE WESTERLY BOUNDARY OF SAID TRACT 5 TO THE EASTERLY BOUNDARY OF SAID TRACT 5.**

**Subject To:**


1. **Property Taxes for 2020, and subsequent years.**
2. **Declaration of Restrictive Covenants as set out by Inst. #2000-39333, with 1st Amendment thereto as set out by Inst. #2000-39334, in the Probate Office of Shelby County, Alabama.**
3. **Articles of Incorporation of Meadow Lake Farms Homeowners Association, Inc. as recorded in Inst. #2000-39335, in the Probate Office of Shelby County, Alabama, together with the Bylaws of said Corporation as they currently exist and are from time to time amended.**
4. **Rights of others to use access easements as shown by recorded map pursuant to aforesaid Declaration and as set out in deed from Grantor to Meadow Lake Farms Homeowners Association, Inc. recorded in Inst. #2000-40675 and Deed from James E. Brewer and wife, Jan M. Brewer to Meadow Lake Farms Homeowners Association, Inc. recorded as Inst. #2000-40674.**
5. **Minerals and mining rights not owned by Grantor.**

**\$375,000.00** 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 31st day of July, 2020.

  
\_\_\_\_\_  
Jackie S. Guy

State of Alabama

County of Baldwin

I, Robyn Harden Erwin, a Notary Public in and for the said County in said State, hereby certify that Jackie S. Guy, 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.

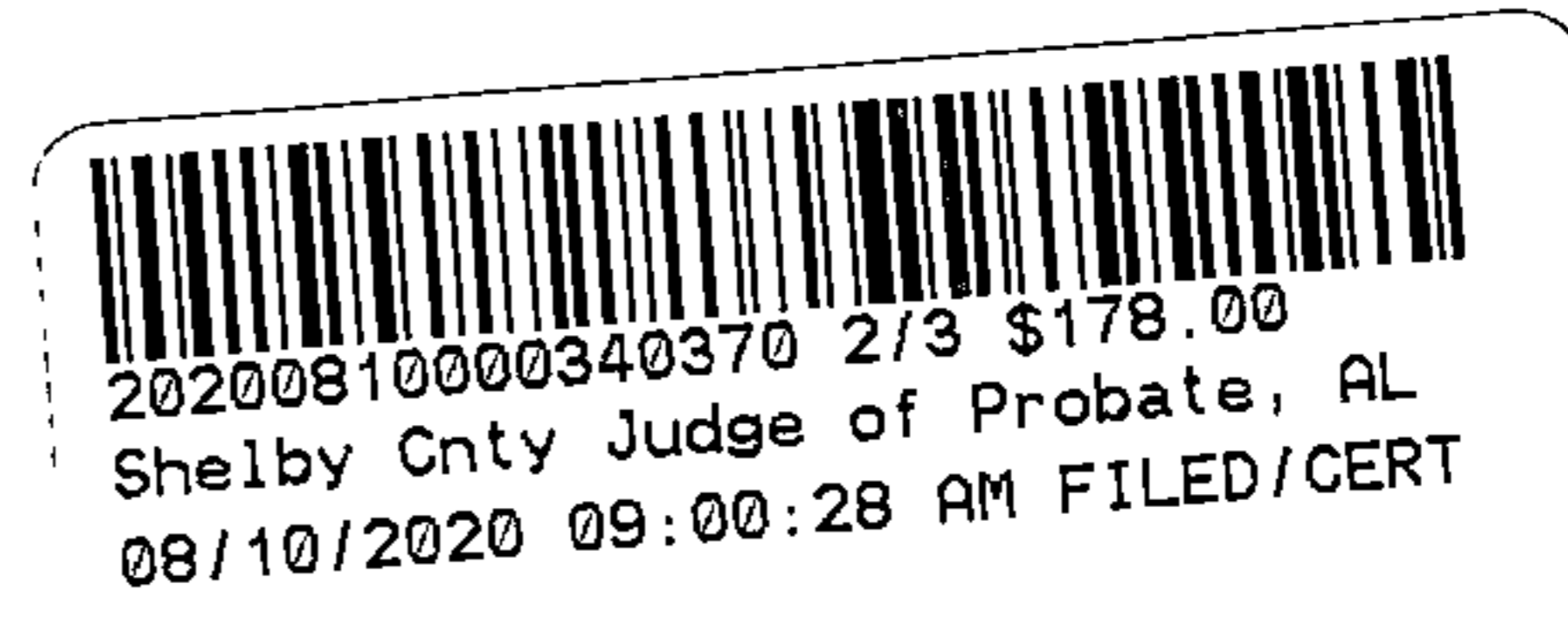
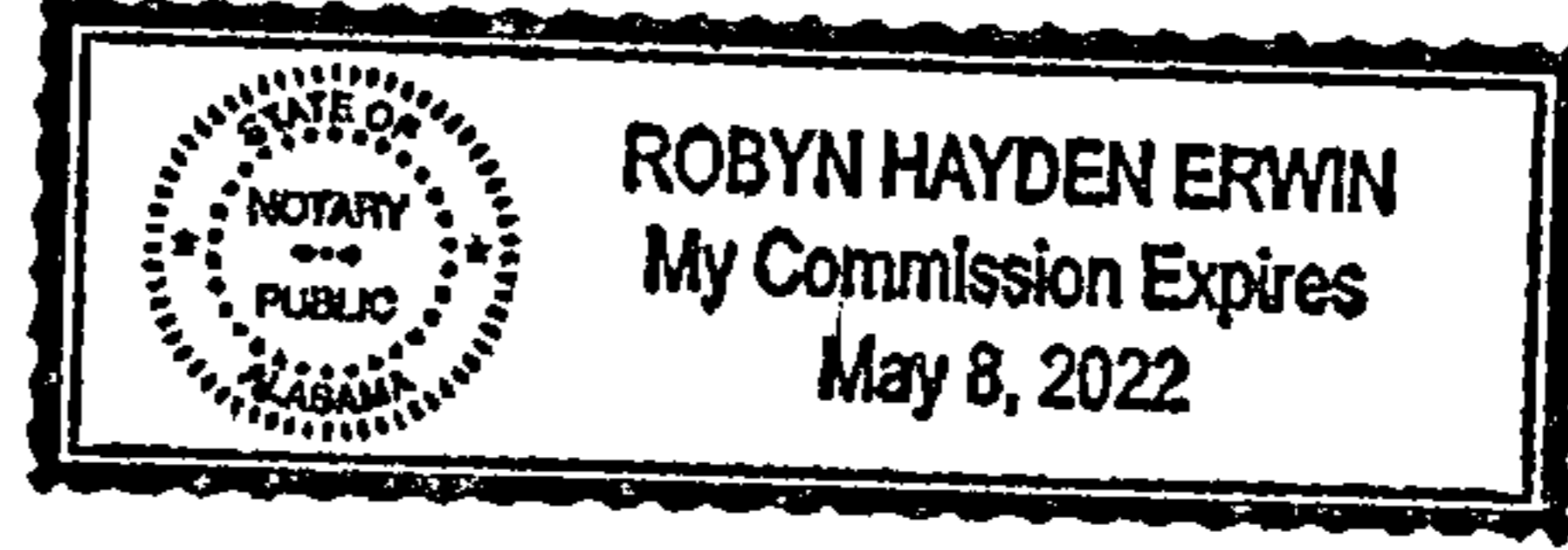
Given under my hand and official seal this the 31st day of July, 2020.

Robyn Hayden Erwin

Notary Public, State of Alabama

Robyn Harden Erwin

My Commission Expires: May 08, 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	<u>Jackie S. Guy</u>	Grantee's Name	<u>Dennis Dease</u> <u>Kimberly R. Dease</u>
Mailing Address	<u>One North Loop West</u> <u>Orange Beach, AL 36561</u>	Mailing Address	<u>55 Meadow Lake Circle</u> <u>Calera, AL 35040</u>
Property Address	<u>55 Meadow Lake Circle</u> <u>Calera, AL 35040</u>	Date of Sale	<u>July 31, 2020</u>
		Total Purchase Price	<u>\$525,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> Closing Statement	

Shelby County, AL 08/10/2020  
State of Alabama  
Deed Tax: \$150.00

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 July 27, 2020

Print Jackie S. Guy

Unattested

Sign

*Jackie S. Guy*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20200810000340370 3/3 \$178.00  
Shelby Cnty Judge of Probate, AL  
08/10/2020 09:00:28 AM FILED/CERT