



20200811000343730 1/4 \$46.00
Shelby Cnty Judge of Probate, AL
08/11/2020 12:49:33 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

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/100 DOLLARS (\$15,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, representing a portion of the sales price of the real property conveyed to GRANTOR at 180 April Lane, Sterrett, AL, the undersigned Shae N. McKinney, aka Shae N. Martin, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Lowell N. Martin and Debra B. Martin (herein referred to as GRANTEES) 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 to-wit:

See legal description attached hereto as Exhibit A.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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 persons.

Shelby County, AL 08/11/2020
State of Alabama
Deed Tax: \$15.00

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IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this

14th day of January, 2020.

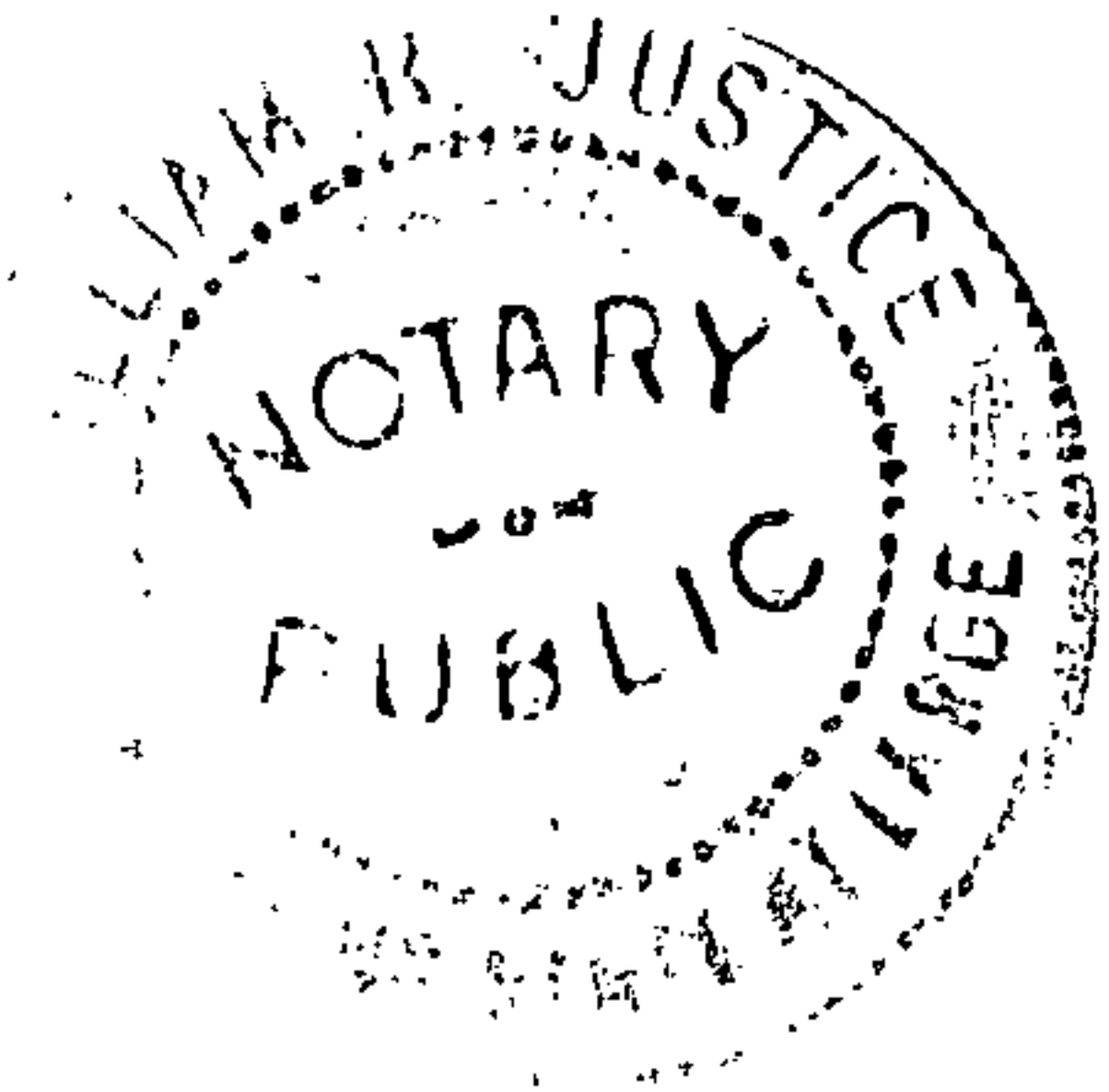
Shae N. McKinney
Shae N. McKinney

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shae N. McKinney, whose name 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 14th day of January, 2020.



William R. Justice
Notary Public

Exhibit A



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PARCEL I:

BEGIN AT THE NE CORNER OF THE NW 1/4-NE1/4-SW1/4, SECTION 23, TOWNSHIP 18 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA, AND RUN THENCE SOUTHERLY ALONG THE 1/4-1/4-1/4 LINE A DISTANCE OF 132.07' TO A POINT THENCE TURN AN ANGLE OF 101°11'11" RIGHT AND RUN WESTERLY A DISTANCE OF 160.09' TO A POINT; THENCE TURN AN ANGLE OF 73°03'52" RIGHT AND RUN NORTHERLY A DISTANCE OF 167.66' TO A POINT, THENCE TURN AN ANGLE OF 86°55'00" LEFT AND RUN WESTERLY A DISTANCE OF 139.79' TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY HIGHWAY 57, THENCE TURN AN ANGLE OF 105°48'00" RIGHT AND RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 238.71' TO A POINT, THENCE TURN AN ANGLE OF 88°50'58" RIGHT AND RUN EASTERLY A DISTANCE 264.81' TO A POINT ON THE EAST LINE OF THE SW1/4-SE1/4-NW1/4 OF SAID SECTION 23, THENCE TURN AN ANGLE OF 78°00'59" RIGHT AND RUN SOUTHERLY ALONG SAID 1/4-1/4-1/4 LINE A DISTANCE OF 236.82' TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA

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Real Estate Sales Validation Form



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

Grantor's Name Shae N. McKinney
Mailing Address 180 April Lane
Sterrett, AL 35147

Grantee's Name Lowell N. & Debra B. Martin
Mailing Address 180 April Lane
Sterrett, AL 35147

Property Address Hwy 57 Vincent, AL

Date of Sale 1/14/20
Total Purchase Price \$ 15,000.00
or
Actual Value \$ _____
or
Assessor's Market Value \$ 23,070.

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 Tax office

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 1/14/20 Print Shae N. McKinney
 Unattested. [Signature] Sign Shae N. McKinney
8/11/20 (verified by) (Grantor/Grantee/Owner/Agent) circle one

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