

**THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.  
LEGAL DESCRIPTION PROVIDED BY GRANT.**

This Instrument Was Prepared By:  
Christopher R. Smitherman, Attorney At Law  
Post Office Box 261  
Montevallo, Alabama 35115  
(205) 665-4357

Send Tax Notice:  
Linda Byrd Lalwey  
James Morgan Lalwey  
334 Pasture Lane  
Montevallo, AL 35115

**STATE OF ALABAMA  
COUNTY OF SHELBY**

**WARRANTY DEED: JOINT TENANCY**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Love and affection and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Linda Byrd Lawley and James Morgan Lawley (husband and wife)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Linda Byrd Lawley and James Morgan Lawley (husband and wife)**, hereinafter called "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**, to wit:

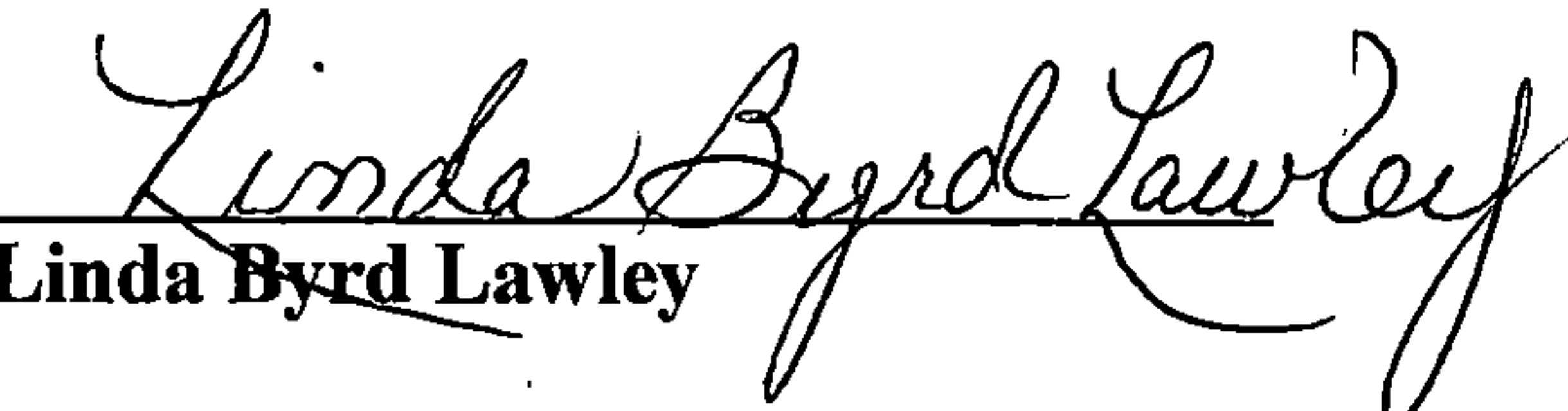
**SEE ATTACHED EXHIBIT A**

- Subject to existing easements, restrictions, set back lines, rights of way.
- **This deed is drafted to change the status of ownership to joint tenants with rights of survivorship. James M. Lawley and Jimmy M. Lawley are one and the same person.**

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 31<sup>ST</sup> day of July, 2020.

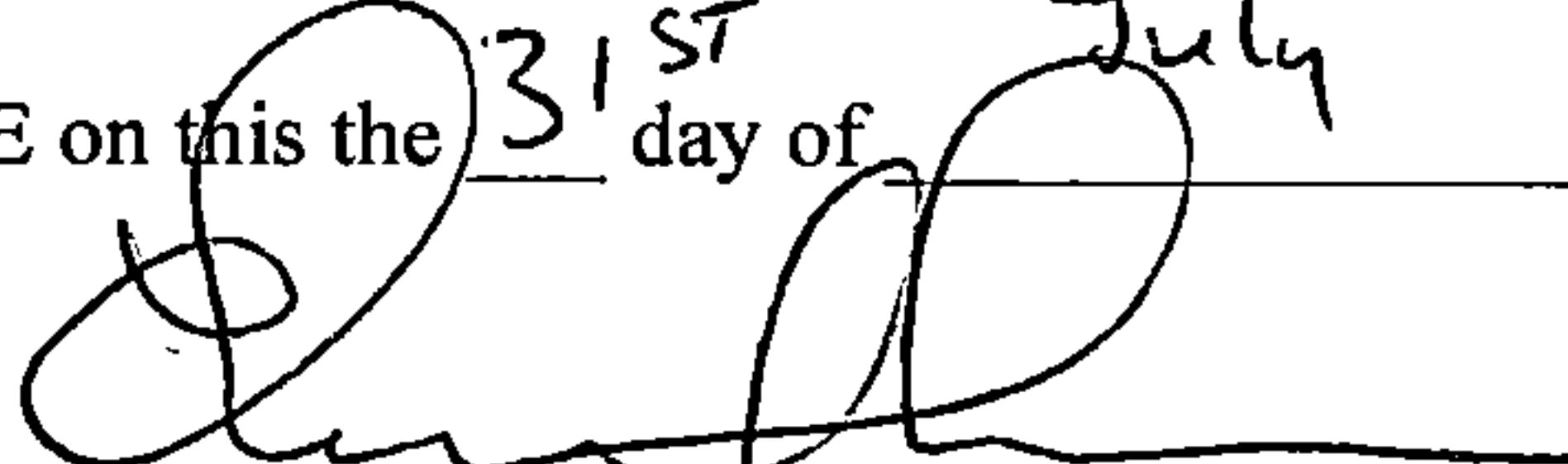
  
Linda Byrd Lawley

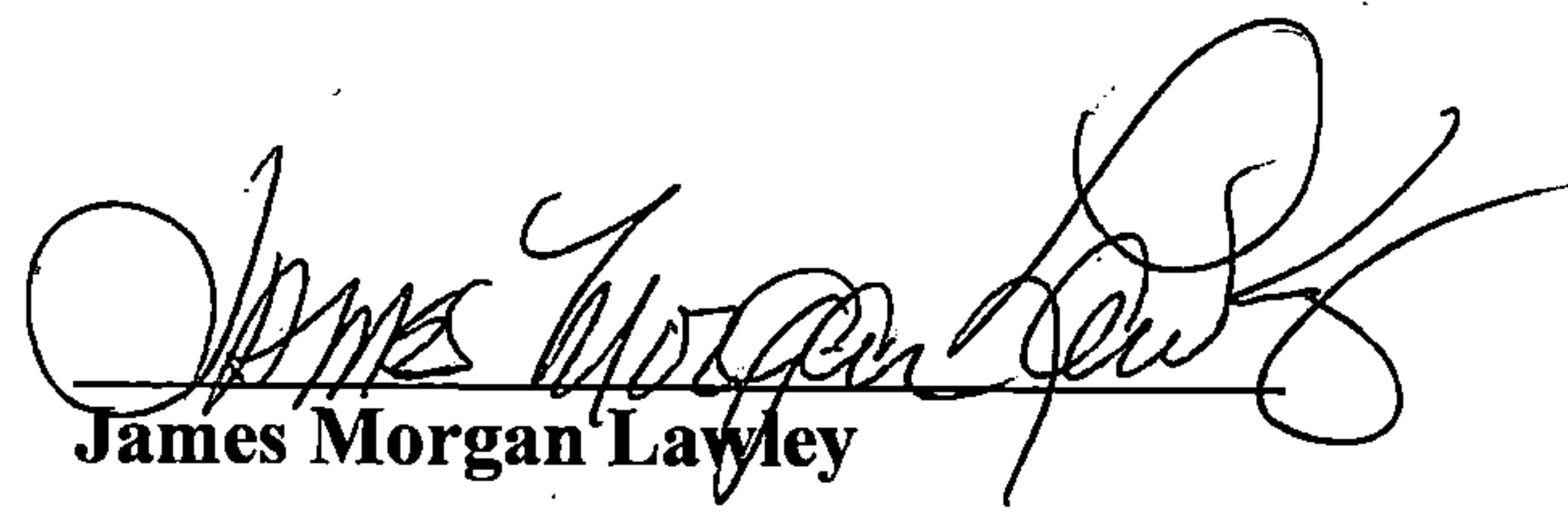
**STATE OF ALABAMA  
COUNTY OF SHELBY**

**ACKNOWLEDGMENT**

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Linda Byrd Lawley**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31<sup>ST</sup> day of July, 2020.

  
NOTARY PUBLIC  
My Commission Expires: 05/01/2024



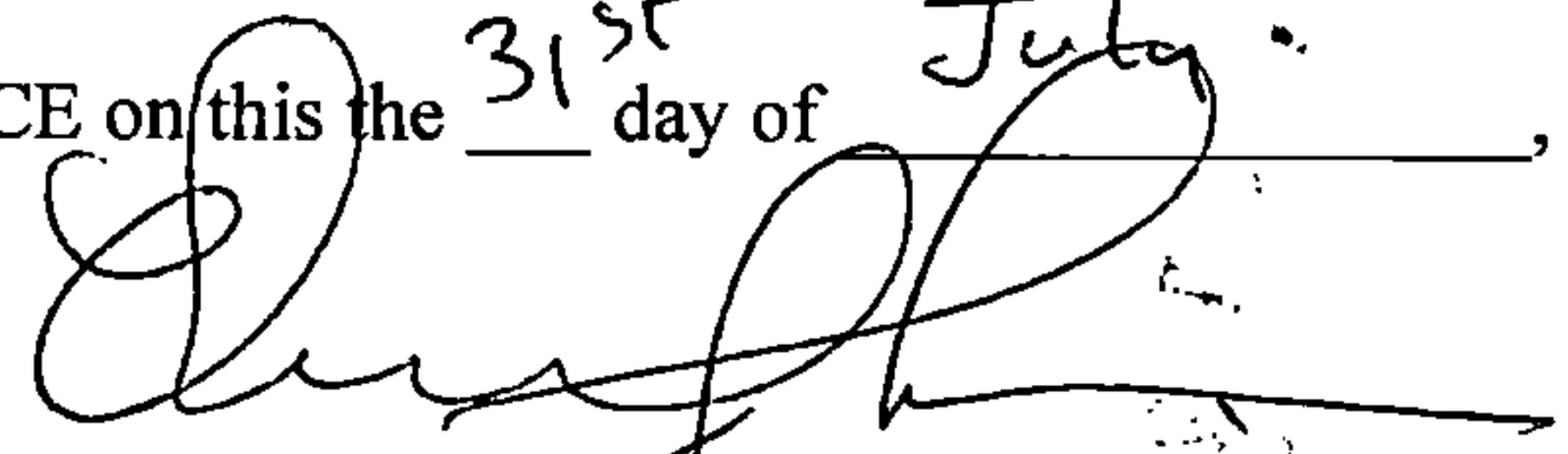
James Morgan Lawley

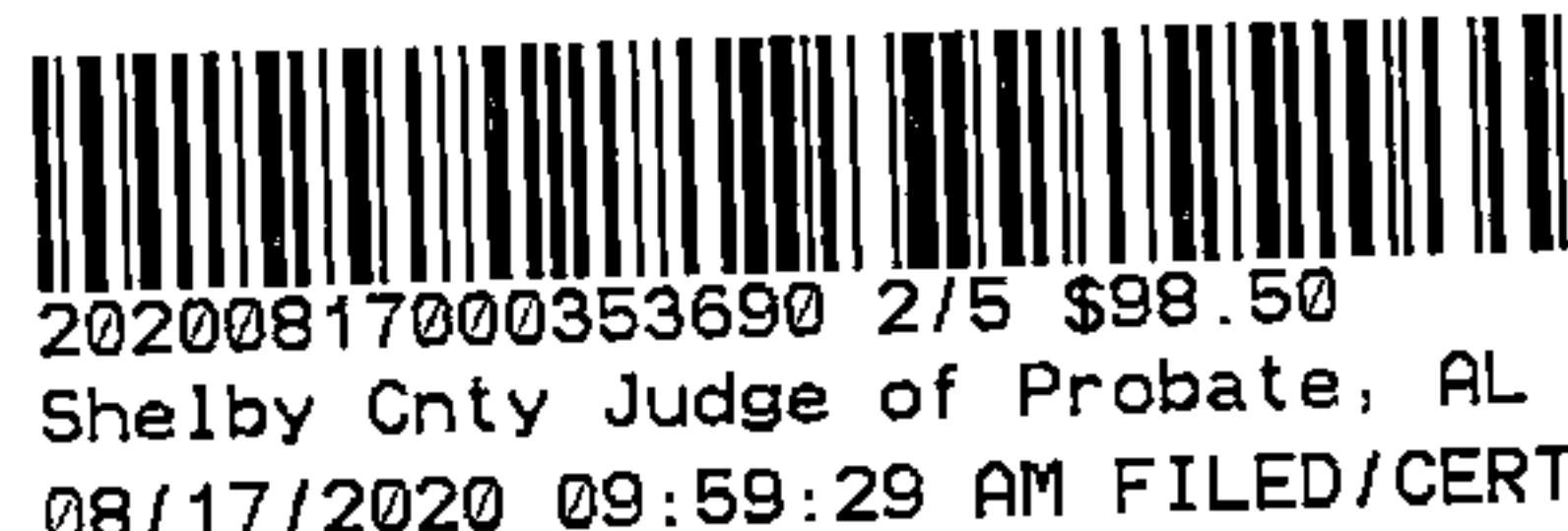
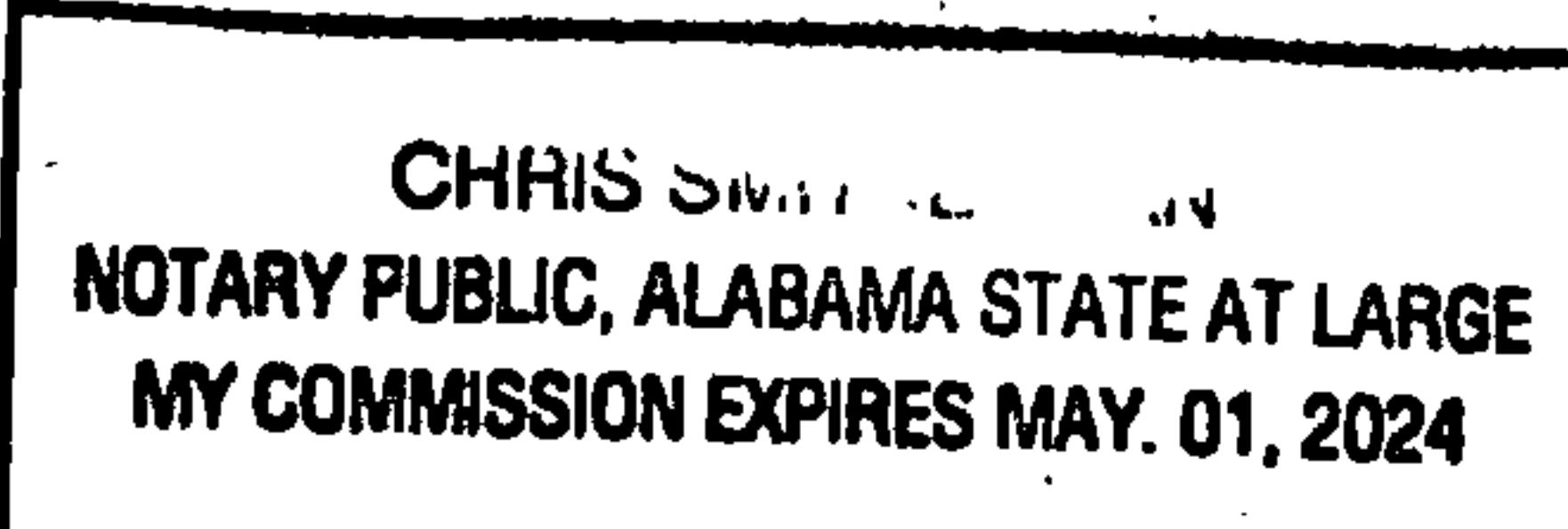
STATE OF ALABAMA )  
COUNTY OF SHLEBY )

ACKNOWLEDGMENT

I, Chris Smithers, a Notary Public for the State at Large, hereby certify that James Morgan Lawley, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 31<sup>st</sup> day of July, 2020.

  
NOTARY PUBLIC  
My Commission Expires 05/01/2024



# Exhibit "A"

Page 1 of 2

Parcel 2— A parcel of land in the NW  $\frac{1}{4}$  of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama being more particularly described as follows:

Commence at the Northwest corner of Section 9, Township 22 South, Range 3 West; thence S  $0^{\circ}0'27''$  W in a Southerly direction along the West line of said Section a distance of 641.98 feet to a point; thence S  $87^{\circ}59'29''$  E in an Easterly direction, leaving said Section line, a distance of 1275.63 feet to the **POINT OF BEGINNING**; thence continuing along the last described course in an Easterly direction a distance of 1303.54 feet to a point on the West right-of-way line of Shelby County Highway No. 15, an 80' wide right-of-way; thence S  $6^{\circ}34'47''$  W in a Southerly direction along said right-of-way a distance of 167.66 feet to a point; thence N  $88^{\circ}05'57''$  W in a Westerly direction, leaving said right-of-way, a distance of 1284.26 feet to a point; thence N  $0^{\circ}0'27''$  E in a Northerly direction a distance of 169.65 feet to the **POINT OF BEGINNING**. Said parcel containing 217,803 square feet or 5.00 Ac. +/-.

  
20090528000201210 3/3 \$49.50  
Shelby Cnty Judge of Probate, AL  
05/28/2009 08:27:23 AM FILED/CERT

  
20200817000353690 3/5 \$98.50  
Shelby Cnty Judge of Probate, AL  
08/17/2020 09:59:29 AM FILED/CERT

EXHIBIT "A"

Page 2 of 2

PARCEL 1

Lots No. 3 and 4, in Block 51, according to survey of Reynolds Addition to Montevallo, as shown by map or plat of said subdivision recorded in Map Book 3, at page 37, Office of Judge of Probate of Shelby County, Alabama.

PARCEL 2

A part of the NW 1/4 of Section 9, Township 22 South, Range 3 West, more particularly described as follows: Commence at the NW corner of said Section 9 and run thence in a southerly direction along the western boundary thereof a distance of 330.0 feet to the point of beginning of the parcel herein described, which said point is the SW corner of property previously deeded to said Leonard Lawley; thence turn to the left an angle of 87 deg. 57' and run thence in an easterly direction along the southern boundary of the said Leonard Lawley tract a distance 2,635.30 feet to a point on the eastern boundary of said NW 1/4; thence turn to the right and run southerly along said eastern boundary of said NW 1/4 a distance of 311.67 feet to a point; thence turn to the right and run in a westerly direction a distance of 2,634.1 feet to a point on the western boundary of said NW 1/4 which is 311.67 feet to a point; thence turn to the right and run in a westerly direction a distance of 2,634.1 feet to a point on the western boundary of said NW 1/4; thence turn to the right and run in a northerly direction along the western boundary of said NW 1/4 a distance of 311.68 feet to point of beginning. Containing 18.9 acres, more or less.

SUBJECT TO:

1. Easements and restrictions of record.
2. Taxes for the current year.

Jessie B. Lawley who retained a life estate in the property described in Parcel 2 hereinabove, died on or about the 4th day of December 1992.

Betty S. Lawley, one of the grantees in that certain deed recorded in Book 320, Page 480 in the Office of the Judge of Probate, Shelby County, Alabama, died on or about the 26th day of July, 1994.

20200817000353690 4/5 \$98.50  
Shelby Cnty Judge of Probate, AL  
08/17/2020 09:59:29 AM FILED/CERT

Inst # 1998-02020

01/21/1998-02020  
09:53 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 NCB 11.50

## Real Estate Sales Validation Form

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

Grantor's Name  
Mailing Address

James "Jimmy" Lawley  
Linda Byrd Lawley  
334 Pasture Lane  
Montevallo Al 35115

Grantee's Name Same  
Mailing Address  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property Address Lot 2, 3, 4  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date of Sale 07/31/20  
Total Purchase Price \$ \_\_\_\_\_  
or  
Actual Value \$ \_\_\_\_\_  
or  
Assessor's Market Value \$ ~~44005~~ 1/2 tax 44005

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  
 Sales Contract  Other Add survivorship language  
 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 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 07/31/20

Print

Sign

Christopher B. Sutherlin

(Grantor/Grantee/Owner/Agent) circle one



20200817000353690 5/5 \$98.50  
Shelby Cnty Judge of Probate, AL  
08/17/2020 09:59:29 AM FILED/CERT

Form RT-1