

20200903000393020  
09/03/2020 01:58:31 PM  
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-20-26466

Send Tax Notice To: Mariella Wise Levinson  
James Harrison Levinson

1782 Hwy 61  
Columbiana, AL 35051

**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 **One Hundred Thirty Five Thousand Dollars and No Cents (\$135,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Keith Harvey, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mariella Wise Levinson and James Harrison Levinson**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to all 2020 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

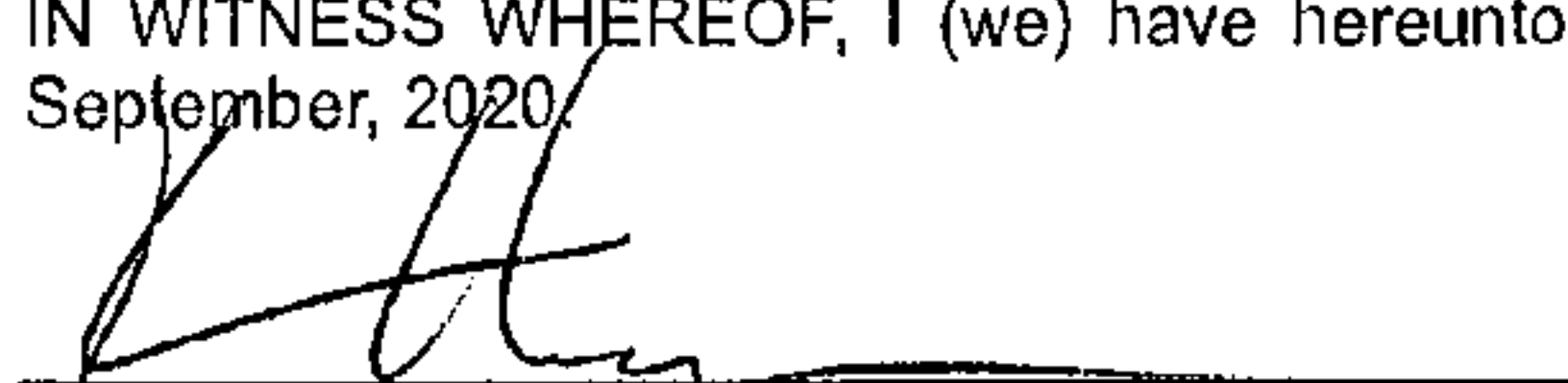
Property constitutes no part of the homestead of the Grantor herein or his spouse.

**\$108,000.00** 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 3rd day of September, 2020.

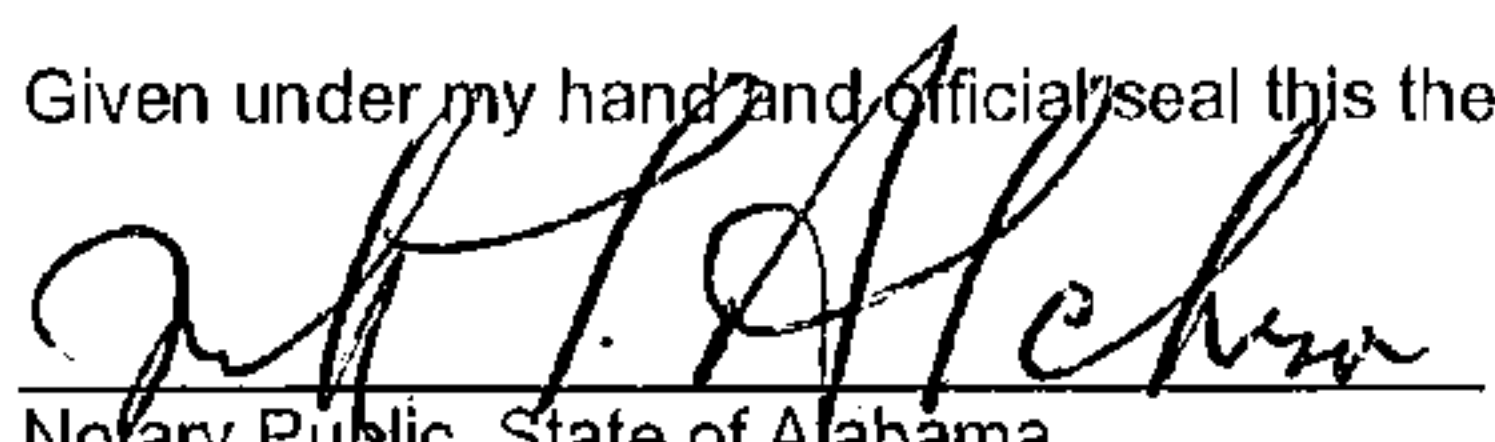
  
Keith Harvey

State of Alabama

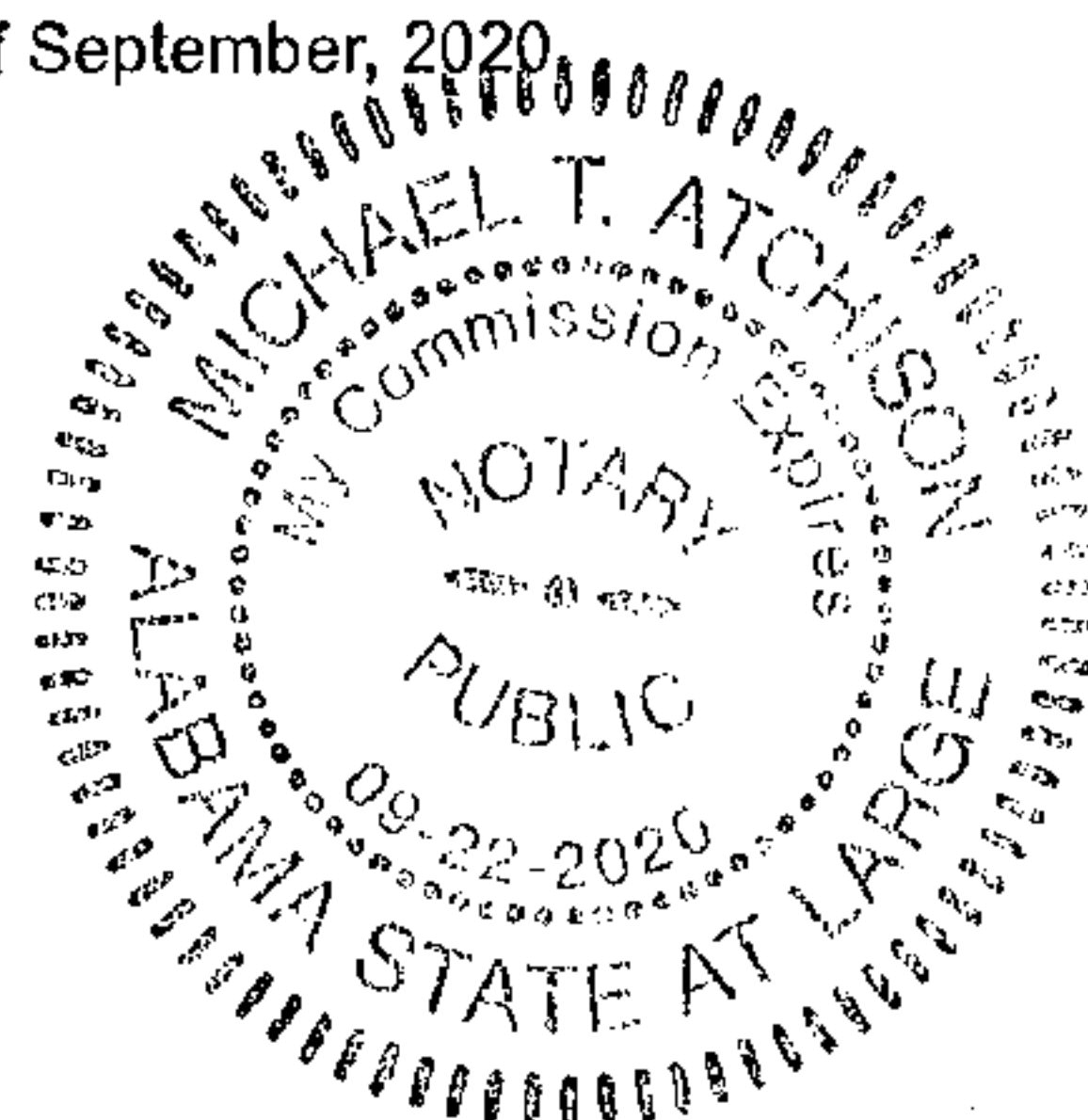
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Keith Harvey**, 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 3rd day of September, 2020.

  
Notary Public, State of Alabama

My Commission Expires: 9/22/2020



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

Commence at the NE Corner of the NE ¼ of the SE ¼ of Section 34, Township 24 North, Range 15 East, Shelby County, Alabama; thence N90°00'00"W a distance of 670.00'; thence S00°00'00"E a distance of 301.00'; thence S87°38'42"W a distance of 105.30' to the POINT OF BEGINNING; thence N86°53'49"W a distance of 35.00'; thence S29°40'14"W a distance of 123.43' to a seawall; thence S51°08'30"E and along said seawall a distance of 1.41'; thence S76°21'48"E and along said seawall a distance of 20.14'; thence N18°22'50"E and along said seawall a distance of 14.30'; thence S75°18'09"E and along said seawall a distance of 10.53'; thence S17°47'11"W and along said seawall a distance of 14.32'; thence S73°09'43"E and along said seawall a distance of 9.14'; thence S77°42'20"E and along said seawall a distance of 8.75'; thence N22°00'00"E and leaving said seawall a distance of 127.51' to the POINT OF BEGINNING. According to the survey of Rodney Shiflett, Al. Reg. #21784, dated August 10, 2020.

An undivided one-seventh interest in the following described property: Commencing at the Northwest corner of the NE 1/4 of SE 1/4 of Section 34, Township 24 North, Range 15 East; thence run North 88 degrees 12 minutes East along the North boundary line of said Quarter-Quarter Section a distance of 605.00 feet to the Northwest corner of Lot No. 1, as per map of Benson's Camp, recorded in Map Book 4, Page 28, in the Office of Judge of Probate, Shelby County, Alabama; thence run South 00 degrees 06 minutes East a distance of 264.00 feet to the point of beginning of the lot herein described and conveyed; thence continue South 0 degrees 06 minutes East and run a distance of 6.00 feet to the Southwest corner of Lot No. 5; thence run North 88 degrees 12 minutes East along the South line of said Lot No. 5 a distance of 8.00; thence run North 00 degrees 06 minutes West a distance of 6.00 feet; thence run South 88 degrees 12 minutes West a distance of 8.00 feet to the point of beginning. This being a plot of ground 6.00 feet wide and 8.00 feet long situated in the SW corner of Lot No. 5 and being the lot on which the well is drilled.

NOTE: OLD REPUBLIC NATIONAL INSURANCE COMPANY WILL NOT INSURE THE ONE-SEVENTH INTEREST TO THE PLOT OF GROUND 6.00 FEET WIDE AND 8.00 FEET LONG.

## Real Estate Sales Validation Form

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

|                  |                             |                         |                                |
|------------------|-----------------------------|-------------------------|--------------------------------|
| Grantor's Name   | Keith Harvey                | Grantee's Name          | Mariella Wise Levinson         |
| Mailing Address  | <u>5656 RIDGEVIEW DR.</u>   | Mailing Address         | <u>James Harrison Levinson</u> |
|                  | <u>TRUSSVILLE, AL 35173</u> |                         | <u>1782 Hwy 61</u>             |
|                  |                             |                         | <u>Columbia, AL 35057</u>      |
| Property Address | <u>61 Mayfly Ln.</u>        | Date of Sale            | <u>September 03, 2020</u>      |
|                  | <u>Shelby, AL 35143</u>     | Total Purchase Price    | <u>\$135,000.00</u>            |
|                  |                             | or                      |                                |
|                  |                             | Actual Value            | <u></u>                        |
|                  |                             | or                      |                                |
|                  |                             | Assessor's Market Value | <u></u>                        |

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)

|                          |                  |
|--------------------------|------------------|
| <u>Bill of Sale</u>      | <u>Appraisal</u> |
| <u>XX Sales Contract</u> | <u>Other</u>     |
| <u>Closing Statement</u> |                  |

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 September 02, 2020

Print Keith Harvey

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
09/03/2020 01:58:31 PM  
\$55.00 CHARITY  
20200903000393020

*Allen S. Bevil*

Form RT-1