

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
(Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Geraldine Brantley Amason
(Address) 2747 Hwy. 17
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Ten Thousand and No/100s (\$10,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, Debra Sue Davis as Power of Attorney for Loney Woodston Amason and his wife, Geraldine Brantley Amason

(herein referred to as grantors) do grant, bargain, sell and convey unto

Debra Sue Davis, Geraldine Brantley Amason, and Genoa Lanett Doyle

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A"

Grantors retain a Life Estate in the herein conveyed property.

This Deed prepared without benefit title abstract or examination and grantees and grantors request.

This Deed prepared without benefit of a survey at grantees and grantors request.

This Deed is executed for the purpose of creating a Joint Survivorship Deed between Debra Sue Davis, Geraldine Brantley Amason, and Genoa Lanett Doyle.

This deed is executed by Debra Sue Davis pursuant to a Durable General Power of Attorney from Loney Woodston Amason to Debra Sue Davis, recorded on August 28, 2020 as Instrument Number 20200828000377900 in the Office of the Probate Judge of Shelby County, Alabama.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.

Subject to applicable zoning and subdivision regulations, if any.

Subject to mineral and mining rights, if any.

Subject to all taxes for 2019 and subsequent years which are a lien not yet payable.

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.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 9th day of September, 2020.

WITNESS

Debra Sue Davis (Seal)
Debra Sue Davis as Power of Attorney for Loney Woodston Amason

Geraldine Brantley Amason (Seal)
Geraldine Brantley Amason

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Debra Sue Davis as Power of Attorney for Loney Woodston Amason, 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 and with full authority she executed the same voluntarily for the act of Loney Woodston Amason said Estate on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2020.

My Commission Expires:
July 7, 2021

Laurie A. Waldon

Notary Public

STATE OF ALABAMA

SHELBY COUNTY

My Commission Expires:

I, Laurie A. Waldon, a Notary Public in and for said County, in said State, hereby certify that Geraldine Brantley Amason, 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 and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 9th day of September, 2020.

My Commission Expires:
July 7, 2021

Laurie A. Waldon

Notary Public

My Commission Expires:



20200921000420860 2/4 \$148.00
Shelby Cnty Judge of Probate, AL
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Exhibit "A"

A parcel of land situated in the SW 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West, more exactly described as follows. Begin at the SW corner of the SW 1/4 of SE 1/4 of said section; thence from a bearing of South 87 degrees 41 minutes East on the South boundary of said section commence North 79 degrees 43 1/2 minutes East a distance of 210.50 feet; thence North 50 degrees 19 minutes East a distance of 168.00 feet to a concrete R.O.W. marker on the North boundary of Shelby County Highway 17; thence North 69 degrees 17 minutes East along this North boundary 364.72 feet to the P.C. of a curve to the left having a radius of 425.40 feet; thence North 64 degrees 16 minutes East a distance of 73.48 feet to the P.C. of a curve to the left having a radius of 688.16 feet; thence North 55 degrees 33 minutes East a distance of 210.00 feet to the point of beginning; thence in a Northeasterly direction along said curve 226.20 feet; thence North 32 degrees 01 minutes West a distance of 210.00 feet; thence South 36 degrees 42 minutes West a distance of 210 feet; thence South 32 degrees 01 minutes East a distance of 210.00 feet to the point of beginning. All corners are marked by irons and tract contains one acre, more or less.

Also:

A parcel of land situated in the SW 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West, more exactly described as follows. Begin at the SW corner of the SW 1/4 of SE 1/4 of said section; thence from a bearing of South 87 degrees 41 minutes East on the South boundary of said section commence North 79 degrees 43 1/2 minutes East a distance of 210.50 feet; thence North 50 degrees 19 minutes East a distance of 168.00 to a concrete R.O.W. marker on the North boundary of Shelby County Highway 17; thence North 69 degrees 17 minutes East along this North boundary 364.72 feet to the P.C. of a curve to the left having a radius of 425.40 feet; thence North 64 degrees 16 minutes East a distance of 73.48 feet to the point of beginning being the P.C. of a curve to the left having a radius of 688.16 feet; thence in a Northeasterly direction along said curve 174.20 feet; to the point of beginning of 52 feet strip of land hereinafter described; thence continue in the same Northeasterly direction 52 feet; thence North 32 degrees 01 minutes East 210 feet; thence South 55 degrees 33 minutes West 52 feet; thence South 32 degrees 01 minutes East 210 feet to the point of beginning. Being situated in the SW 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West.

Also:

A parcel of land situated in the SW 1/4 of SE 1/4 of Section 5, Township 22 South, Range 3 West, more exactly described as follows. Begin at the SW corner of the SW 1/4 of SE 1/4 of said Section; thence from a bearing of South 87 degrees 41 minutes East on the South boundary of said Section commence North 79 degrees 43 1/2 minutes East a distance of 210.50 feet; thence North 50 degrees 19 minutes East a distance of 168.00 feet to a concrete R.O.W. marker on the North boundary of Shelby County Highway 17; thence North 69 degrees 17 minutes East along this North boundary 364.72 feet to the P.C. of a curve to the left having a radius of 425.40 feet; thence North 64 degrees 16 minutes East a distance of 73.48 feet to the P.C. of a curve to the left having a radius of 688.16 feet; thence North 55 degrees 33 minutes East a distance of 210.00 feet; thence in a Northeasterly direction along said curve 226.20 feet; thence North 32 degrees 01 minutes West a distance of 210.00 feet to the point of beginning; thence South 36 degrees 42 minutes West a distance of 210.00 feet; thence North 32 degrees 01 minutes West to the Northerly boundary line of the parcel conveyed to Paul Brantley, Jr., and Betty Brantley by deed recorded in Deed Book 332, at Page 231, in the Probate Office of Shelby County, Alabama; thence North 52 degrees 44 minutes East to the point of beginning.

Also:

Commence at the S.W. corner of the S.W. 1/4-S.E. 1/4, Section 5, T.S.22S, R 3W, Shelby County, Alabama and run thence N 79 degrees - 43' - 30" E a distance of 210.50' to a point, Thence run N50 degrees - 19'E a distance of 168.00' to a point, Thence run N69 degrees - 17' E a distance of 364.72' to a point, Thence run N 64 degrees - 16'E a distance of 73.48' to a point, Thence run N55 degrees - 33'E a distance of 210.0' (Chord) to the point of beginning of the property being described, Thence run N 36 degrees - 42' E a distance of 14.51' to a point, Thence turn an angle of 66 degrees 58' Left and run a distance of 113.40' to a point, Thence turn an angle of 12 degrees - 27' Left and run 93.26' to a point, Thence turn an angle of 169 degrees - 18' Left and run a distance of 210.0' to the point of beginning, containing 2,697 square feet, to have and hold to said GRANTEE forever.



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Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

Grantor's Name Geraldine Loney Amason
Mailing Address 2747 Hwy 17
Montevallo, AL 35115

Grantee's Name Geraldine Amason
Mailing Address 2747 Hwy 17
Montevallo, AL 35115

Property Address 2747 Hwy 17
Montevallo, AL
35115

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 173,340

Shelby County, AL 09/21/2020
State of Alabama
Deed Tax: \$116.00

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 2/3 value \$115,560

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 _____

Print _____

Unattested

Sign

Shelby A. Davis

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20200921000420860 4/4 \$148.00
Shelby Cnty Judge of Probate, AL
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verified by)