

This instrument prepared by:

Carl E. Chamblee, Jr.
Chamblee & Malone, LLC
Attorneys at Law
5582 Apple Park Drive
Birmingham, Alabama

Send Tax Notice to:

Bradley A. Jantz and
Nita Frazee Carr
5717 Highway 85
Vincent, Alabama 35178

ATTENTION: INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION
AND CURRENT SURVEY.

STATE OF ALABAMA) WARRANTY DEED, JOINT TENANTS WITH
COUNTY OF SHELBY) RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned grantors, **Nita Frazee Carr and husband Robert Allen Carr**, of 5140 Club Ridge Drive W., Vestavia, Alabama 35242, (hereinafter referred to as "grantors"), in hand paid by **Bradley A. Jantz** of 5717 Highway 85, Vincent, Alabama 35178 and **Nita Frazee Carr** of 5140 Club Ridge Drive W., Vestavia, Alabama 35242, (hereinafter referred to as "grantees"), the receipt of which is hereby acknowledged, we, **Nita Frazee Carr and husband, Robert Allen Carr**, the said grantors, do by these presents, GRANT, BARGAIN, SELL and CONVEY unto said grantees, **Bradley A. Jantz and Nita Frazee Carr**, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, the following described real property, situated in Shelby County, Alabama, and located at 5717 Highway 85, Vincent, Alabama 35178, to-wit:

Lot 1, according to the Final Plat of Camelot Farm as recorded in Map Book 51, page 67, in the Probate Office of Shelby County, Alabama.

AND

PARCEL I:
BEGIN AT THE SW CORNER OF THE NE ¼ OF THE NW ¼ OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 EAST; THENCE RUN EASTERLY ALONG THE SOUTH LINE THEREOF FOR 405.58 FEET TO THE WESTERLY R/W OF SHELBY COUNTY ROAD NO. 85; THENCE 117 DEG. 38 MIN. 44 SEC. LEFT RUN NORTHWESTERY ALONG SAID R/W FOR 100.97 FEET TO A CURVE TO THE RIGHT (HAVING A RADIUS OF 4029.0 FEET AND A CENTRAL ANGLE OF 5 DEG. 03 MIN. 15 SEC.); THENCE CONTINUE ALONG SAID R/W AND CURVE FOR 355.41 FEET; THENCE 83 DEG. 41 MIN. 24 SEC. RIGHT FROM TANGENT OF SAID CURVE RUN SOUTHWESTERLY FOR 207.29 FEET TO THE WEST LINE OF SAID ¼ - ¼ SECTION; THENCE 72 DEG. 16 MIN. 08 SEC. LEFT RUN SOUTHERLY FOR 353.14 FEET TO THE POINT OF BEGINNING.

AND

PARCEL II:
BEGIN AT THE NE CORNER OF THE SW ¼ OF THE NW ¼ OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 2 EAST; HENCE RUN WESTERLY ALONG THE NORTH LINE THEREOF FOR 1202.63 FEET TO A FENCE CORNER; THENCE 87 DEG. 45 MIN. 33 SEC. LEFT RUN SOUTHERLY ALONG SAID FENCE FOR 685.51 FEET; THENCE 2 DEC. 04 MIN. 40 SEC. LEFT CONTINUE ALONG SAID FENCE FOR 429.72 FEET TO THE NORTHWESTERLY R/W OF SEABOARD COAST LINE RAILROAD; THENCE 118 DEG. 00 MIN. 33 SEC LEFT RUN NORTHEASTERLY ALONG SAID R/W FOR 1966.67 FEET TO THE WESTERLY R/W OF SHELBY COUNTY ROAD NO. 85; THENCE 89 DEG. 47 MIN. 59 SEC. LEFT RUN NORTHWESTERLY ALONG LAST SAID R/W FOR 221.35 FEET TO THE NORTH LINE OF THE SE ¼ OF THE NW ¼ OF SAID SECTION; THENCE 62 DEG 21 MIN. 16 SEC. LEFT RUN WESTERLY FOR 405.58 FEET TO THE POINT OF BEGINNING.

Subject to current ad valorem taxes.

Subject to any and all other easements, restrictions, reservations and limitations of record.

The aforesaid property is not the homestead of the grantors herein.

nc RC

The purpose of this Deed is to convey the aforesaid property to Nita Frazee Carr and her son, Bradley A. Jantz with right of survivorship.

Reference is hereby made to that certain Warranty Deed Joint Tenants with Right of Survivorship dated October 16, 2019, and recorded on October 24, 2019, in Instrument Number 20191024000391950, in the Office of the Judge of Probate of Shelby County, Alabama.

Reference is hereby made to that certain Quitclaim Deed dated October 28, 2015, and recorded on November 4, 2015, in Instrument Number 20151104000383850, in the Office of the Judge of Probate of Shelby County, Alabama.

Robert Allen Car is one and the same as Robert Carr.

Nita Frazee Carr is one and the same as Nita Carr.

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 we do, for ourselves and for our heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this the 24th day of September, 2020.

Nita Frazee Carr (Seal)
NITA FRAZEE CARR

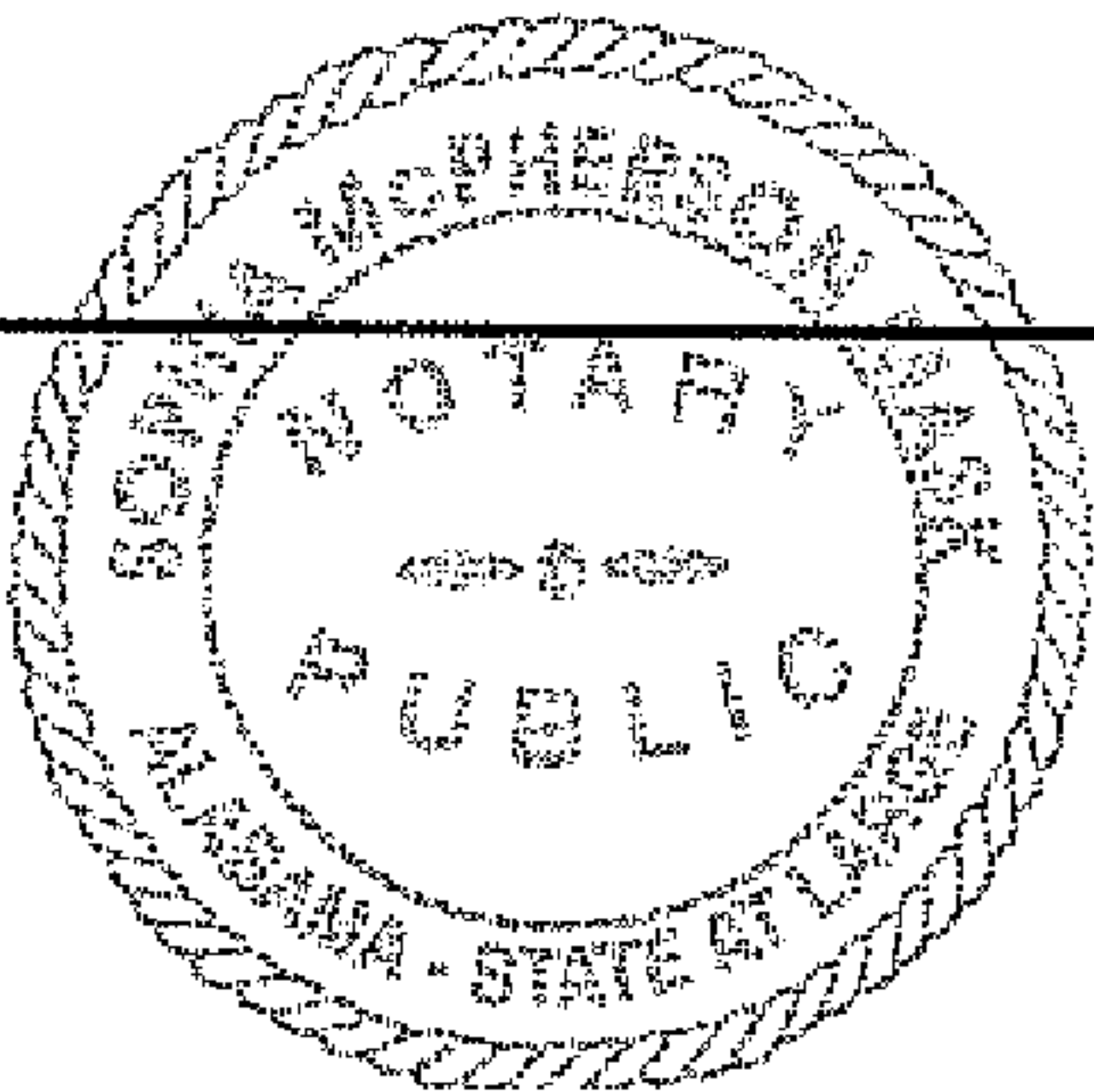
Robert Allen Carr (Seal)
ROBERT ALLEN CARR

STATE OF ALABAMA)
) ACKNOWLEDGMENT
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Nita Frazee Carr and husband, Robert Allen Carr**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September 2020.

Sophia McPherson Mah
Notary Public
My Commission Expires: 5-13-2020



Real Estate Sales Validation Form

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

Grantor's Name NITA FRAZEE CARR AND ROBERT ALLEN CARR
Mailing Address 5140 CLUB RIDGE DRIVE W.
VESTAVIA, ALABAMA 35242

Grantee's Name BRADLEY A. JANTZ AND NITA FRAZEE CARR
Mailing Address 5717 HIGHWAY 85
VINCENT, ALABAMA 35178

Property Address 5717 HIGHWAY 85
VINCENT, ALABAMA 35178

Date of Sale
Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 136,825.00 (1/2 interest conveyed)

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 TAX ASSESSOR'S MARKET VALUE
☐ 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.

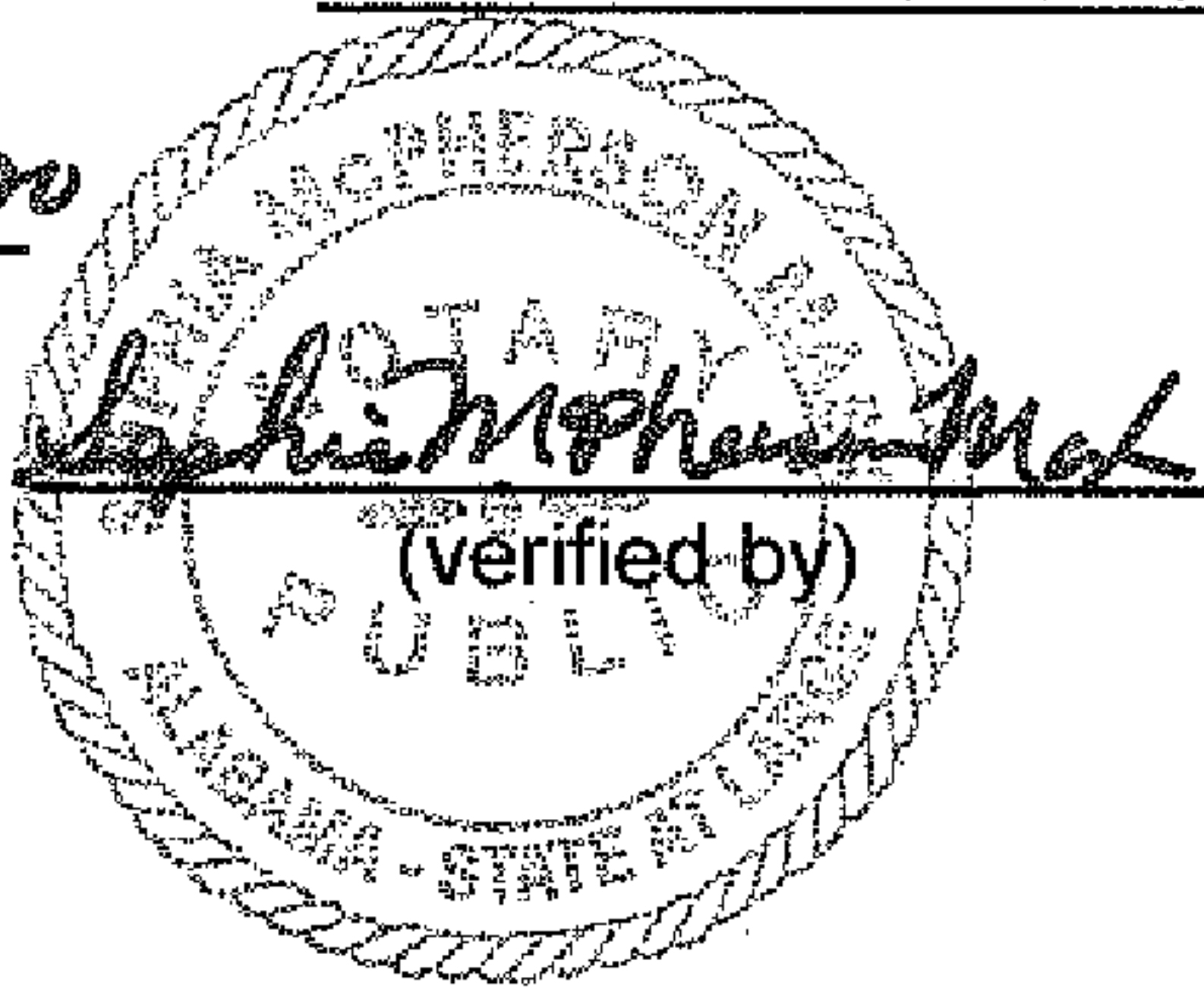
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 9-24-2020

Print NITA FAZEE CARR

☐ Unattested



Sign Nita Frazee Carr
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

eForms



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/25/2020 02:13:10 PM
\$165.00 CHERRY
20200925000433480

Allen S. Bayl