

This Instrument was Prepared by:

Send Tax Notice To: Travis Pardue
Tiffany Pardue

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

File No.: S-20-26570

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 **Eighty One Thousand Two Hundred Fifty Dollars and No Cents (\$81,250.00)**, 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, **Terrell Monroe Gardner and Tracy Jean Pardue, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Travis Pardue and Tiffany Pardue**, (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 taxes for 2020 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$65,000.00 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 28th day of September, 2020.


Terrell Monroe Gardner

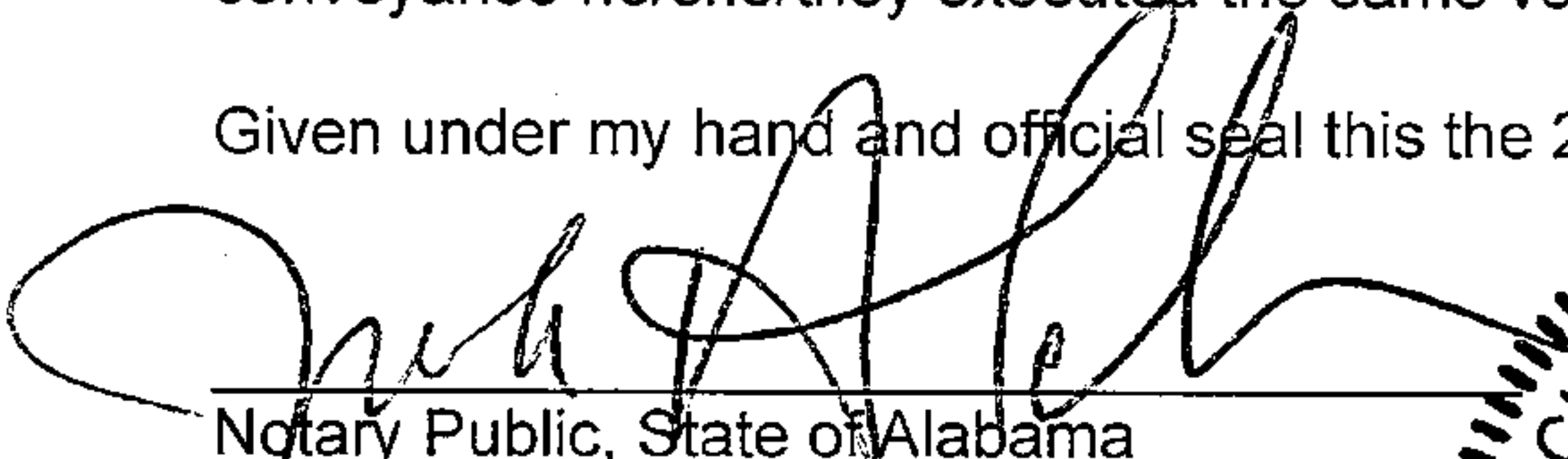

Tracy Jean Pardue

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 Terrell Monroe Gardner and Tracy Jean Pardue, 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 28th day of September, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

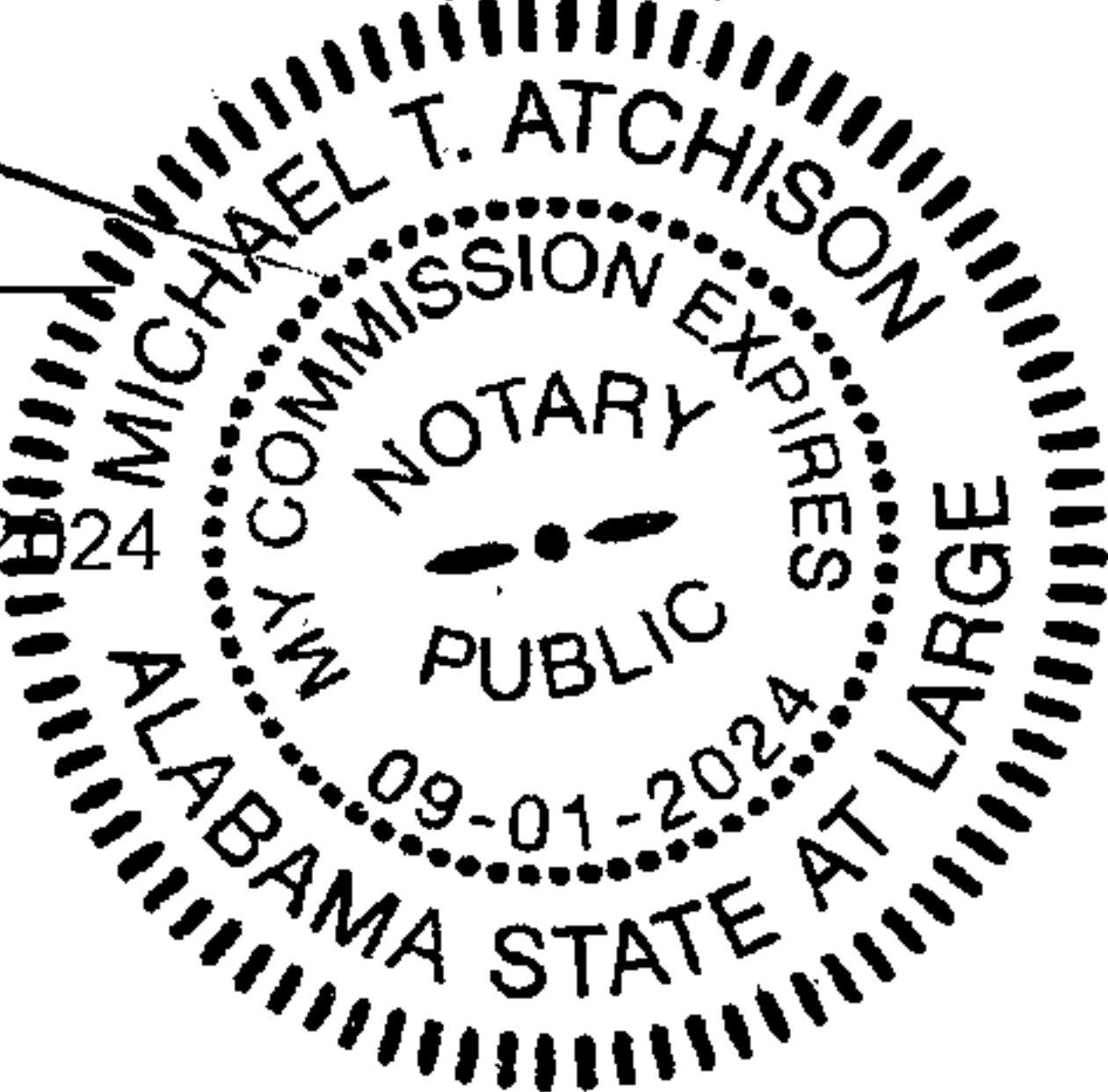


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of Section 27, Township 19 South, Range 1 East, Shelby County, Alabama; thence south 32 degrees 53 minutes 38 seconds East, a distance of 2315.80 feet; thence along a chord of North 72 degrees 02 minutes 49 seconds East, a distance of 662.28 feet to the POINT OF BEGINNING; said point lying on the southerly R.O.W. line of US Highway 280; thence North 72 degrees 04 minutes 46 seconds East and along said R.O.W. line a distance of 41.83 feet; thence South 00 degrees 54 minutes 38 seconds East, and leaving said R.O.W. line, a distance of 385.49 feet; thence North 88 degrees 35 minutes 48 seconds East, a distance of 225.00 feet; thence South 03 degrees 12 minutes 12 seconds West, a distance of 630.23 feet; thence North 80 degrees 52 minutes 29 seconds West, a distance of 223.18 feet; thence North 00 degrees 54 minutes 41 seconds West, a distance of 961.04 feet to the POINT OF BEGINNING.

SUBJECT TO a 30' easement, as recorded in Inst. No. 2002-13943, in the Office of the Judge of Probate of Shelby County, Alabama.

According to the survey of Rodney Shiflett, dated April 19, 2016, dated April 19, 2016.

Real Estate Sales Validation Form

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

Grantor's Name	Terrell Monroe Gardner Tracy Jean Pardue	Grantee's Name	Travis Pardue Tiffany Pardue
Mailing Address	238 Big Oak Lane Sterrett AL 35147	Mailing Address	76 Big Oak Cir. Sterrett, AL 35147
Property Address	76 Big Oak Cir. Sterrett, AL 35147	Date of Sale	September 28, 2020
		Total Purchase Price	\$81,250.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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
xx Sales Contract	Other
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.

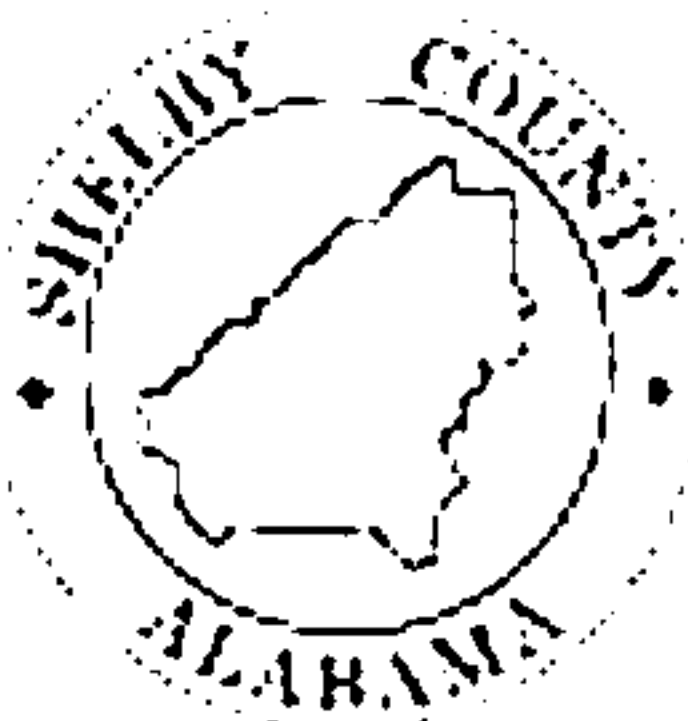
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 28, 2020	Print	Terrell Monroe Gardner
Unattested		Sign	Terrell Monroe Gardner (Grantor/Grantee/Owner/Agent) circle one
	(verified by)		

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
09/29/2020 02:08:45 PM
\$44.50 CHERRY
20200929000440050

Allen S. Bayl