

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

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Dana B. Nafe
2391 Blue Springs Rd
Wilsonville AL 35186

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **SIXTY ONE THOUSAND DOLLARS AND ZERO CENTS (\$61,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, ***JW Carrol and wife, Velma Carrol and Patti Scarver, a married woman*** (herein referred to as ***Grantors***), grant, bargain, sell and convey unto, ***Dana B. Nafe and Sarah Bearden*** (herein referred to as ***Grantee***), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2020.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 1st day of October, 2020.

JW Carrol

JW Carrol

Velma Carrol

Velma Carrol

Patti Scarver

Patti Scarver

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that ***JW Carrol, Velma Carrol and Patti Scarver***, whose names are 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, she executed they same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, 2020.

April Clark

Notary Public
My Commission Expires: 9/1/2024

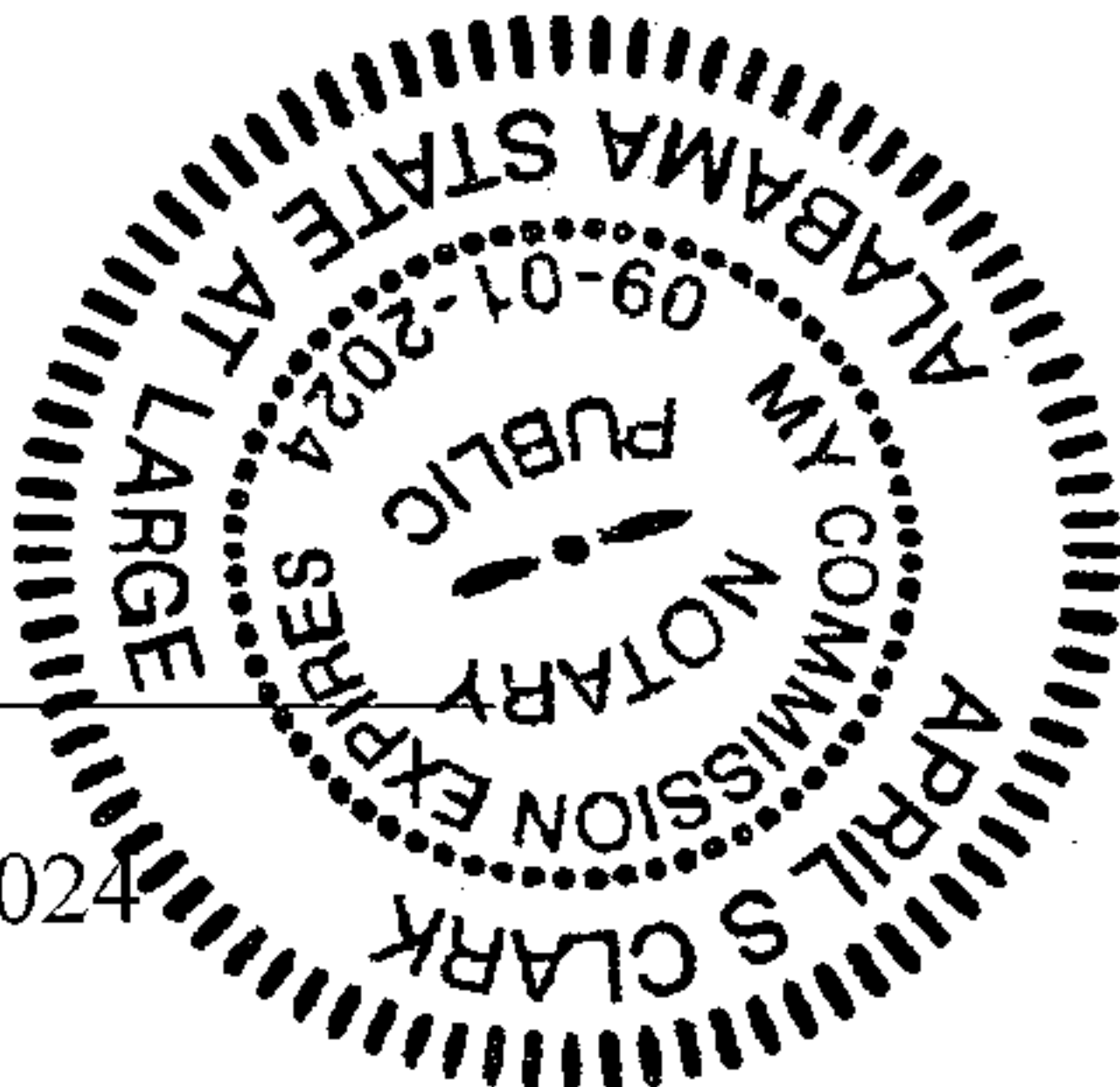


EXHIBIT A – LEGAL DESCRIPTION

A part of Tract 1, of the Perry Estates as recorded in the office of the Judge of Probate in Shelby County, Alabama, in Map Book 19, Page 114, described as follows: Begin at a found 1/2" rebar, being the Northeast corner of said Tract 1, thence South 03 degrees 40 minutes 40 seconds East, along the East boundary of said Tract 1, 455.23 feet, to a set 1/2" rebar; thence South 86 degrees 19 minutes 20 seconds West, 505.63 feet to a set 1/2" rebar; thence Southwesterly along the arc of a curve to the right, 249.95 feet, radius 967.44 feet, chord South 30 degrees 55 minutes 41 seconds West, 249.25 feet; thence Southwesterly along the arc of a curve to the left, 75.18 feet, radius 216.23 feet, chord South 28 degrees 22 minutes 10 seconds West 74.80 feet; thence South 18 degrees 24 minutes 33 seconds West, 151.42 feet; thence Southwesterly along the arc of a curve to the right 230.03 feet, radius 269.05 feet, chord South 42 degrees 54 minutes 06 seconds West, 223.08 feet; thence Southwesterly along the arc of a curve to the left 138.38 feet, radius 311.22 feet, chord South 54 degrees 39 minutes 22 seconds West, 137.25 feet; thence South 41 degrees 55 minutes 05 seconds West, 202.28 feet; thence Southwesterly along the arc of a curve to the left, 29.01 feet, radius 38.56 feet, chord South 20 degrees 21 minutes 45 seconds West, 28.33 feet; thence South 01 degrees 11 minutes 34 seconds East 24.84 feet, to a set nail on the South boundary of said Tract 1, and also being the South boundary of Section 35, Township 20 South, Range 1 East; thence South 87 degrees 13 minutes 32 seconds West, along said South boundaries, 35.01 feet, to a set nail; at the intersection of the centerline of Archison Road, (Prescriptive R.O.W.); thence North 01 degrees 11 minutes 34 seconds West along said centerline, 25.80 feet; thence Northeasterly along said centerline, along the arc of a curve to the right, 55.35 feet, radius 73.56 feet, chord North 20 degrees 21 minutes 45 seconds East, 54.05 feet; thence along said centerline, North 41 degrees 55 minutes 05 seconds East, 202.28 feet; thence Northeasterly along said centerline, along the arc of a curve to the right 153.95 feet; radius 346.22 feet, chord North 54 degrees 39 minutes 22 seconds East, 152.68 feet, thence Northeasterly along said centerline, along the arc of a curve to the left, 200.10 feet, radius 234.05 feet, chord North 42 degrees 54 minutes 06 seconds East 194.06 feet; thence along said centerline, North 18 degrees 24 minutes 33 seconds East 151.42 feet; thence Northeasterly along said centerline, along the arc of a curve to the right, 87.35 feet, radius 251.23 feet, chord North 28 degrees 22 minutes 10 seconds East, 86.91 feet; thence Northeasterly along said centerline, along the arc of a curve to the left, 283.02 feet, radius 932.44 feet, chord North 29 degrees 38 minutes 03 seconds East, 281.94 feet; thence Northeasterly along said centerline, along the arc of a curve to the right, 184.54 feet, radius 538.04 feet, chord North 30 degrees 45 minutes 53 seconds East, 183.64 feet; thence Northeasterly along said centerline, along the arc of a curve to the left, 174.11 feet, radius 1189.14 feet, chord North 36 degrees 23 minutes 46 seconds East, 173.95 feet; thence Northeasterly along said centerline, along the arc of a curve to the left, 127.56 feet, radius 272.86 feet, chord North 18 degrees 48 minutes 32 seconds East, 126.40 feet, to a set 1/2" rebar, on the North boundary of said Tract 1; thence North 86 degrees 19 minutes 20 seconds East, along said North boundary, 254.16 feet to the Point of Beginning.

Also as shown in Map Book 23, Page 67 in Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Patti Scarver
 Mailing Address 324 Farmingdale Ln
Harpersville AL
35078

Grantee's Name Dana B. Nafe
 Mailing Address 2391 Blue Spring Rd
Wilsonville AL 35186

Property Address 234 Atchison Rd
Wilsonville

Date of Sale 10-1-2020
 Total Purchase Price \$ 61,000.00
 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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other

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 Patti Scarver

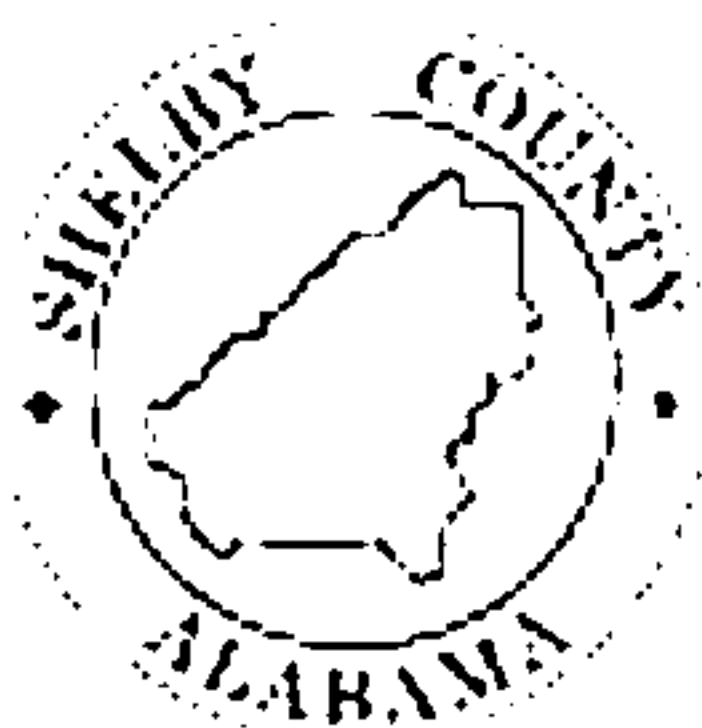
Unattested _____

Sign Patti Scarver

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/01/2020 03:35:39 PM
 \$90.00 MIST
 20201001000445440

Allen S. Bayl