

When Recorded Mail to:
EQUITY NATIONAL TITLE
317 IRON HORSE WAY
PROVIDENCE, RI 02908

20201012000463430
10/12/2020 03:29:23 PM
DEEDS 1/4

Prepared By:
LYNN BYRD, ATTORNEY AT LAW
O/B/O BC LAW FIRM, P.A.
PO BOX 44
MONROEVILLE, AL 36461

Send Tax Messages To:
ROBIN BRIDGES AND ASHLEY BRIDGES
240 MERRY HILL ROAD
STERRETT, AL 35147

WARRANTY DEED

For good consideration, I (we) **ROGER CAIN AND MICHELLE CAIN, A MARRIED COUPLE, SURVIVING JOINT TENANT OF ELIZABETH JACKSON, DECEASED**, whose mailing address is 240 MERRY HILL ROAD, STERRETT, AL 35147, hereby bargain, deed and convey to **ROBIN BRIDGES AND ASHLEY BRIDGES, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** whose mailing address is 240 MERRY HILL ROAD, STERRETT, AL 35147, the following described land in SHELBY County, State of Alabama, free and clear with WARRANTY COVENANTS; to wit:

A part of the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 36; thence run in an Easterly direction along the North line thereof a distance of 582.77 feet to the point of beginning; thence continue along said North line a distance of 552.22 feet; thence 88 deg. 23 min. 01 sec. right in a Southeasterly direction, a distance of 616.16 feet; thence 5 deg. 06 min. 44 sec. left in a Southeasterly direction a distance of 167.28 feet to a point on the North side of the Merry Hill Farm Road; thence 50 deg. 36 min. 13 sec. right in a Southwesterly direction along said road, a distance of 306.53 feet; thence 112 deg. 11 min. 10 sec. right in a Northwesterly direction a distance of 171.38 feet; thence 58 deg. 01 min. 41 sec. left in a Northwesterly direction a distance of 227.92 feet; thence 76 deg. 14 min. 58 sec. right in a Northwesterly direction a distance of 818.65 feet to the point of beginning.

APN: 04 7 36 0 000 008.007

Property Address: 240 MERRY HILL ROAD, STERRETT, AL 35147

TO HAVE AND TO HOLD the same to the said grantees, as joint tenants 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 the survivor forever.

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

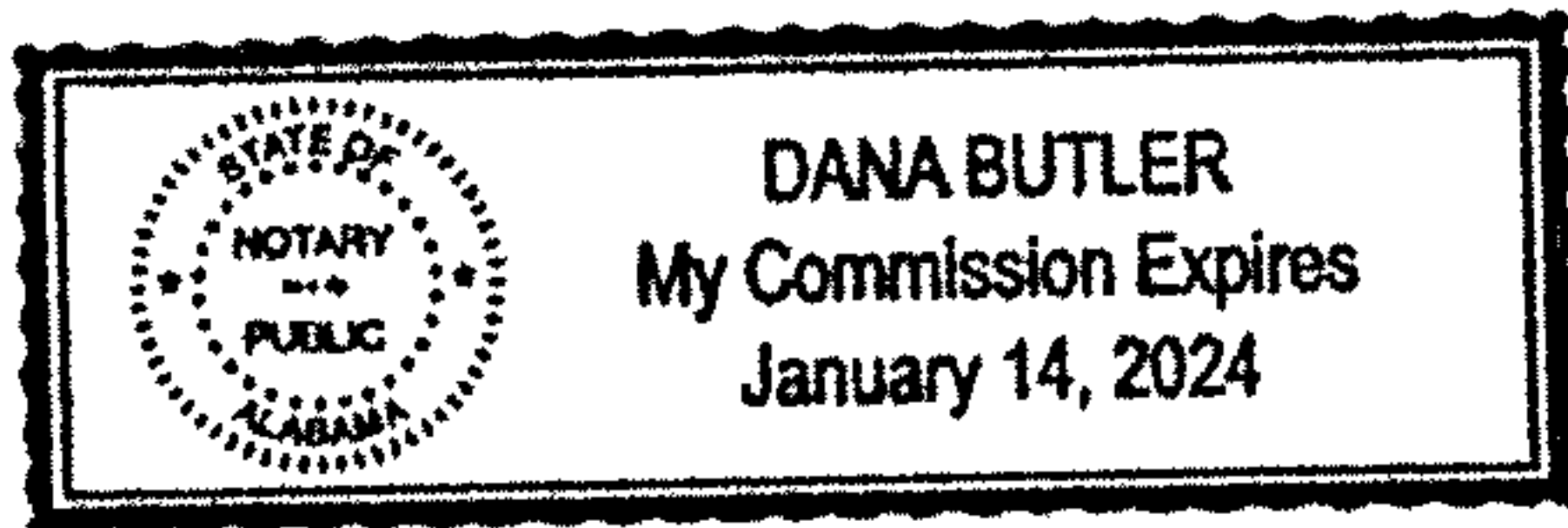
WITNESS the hands and seal of said Grantor(s) this 22nd day of September, 2020.


ROGER CAIN


MICHELLE CAIN

STATE OF ALABAMA
COUNTY OF Shelby } SS.

I, Dana Butler, a Notary Public, hereby certify that **ROGER CAIN AND MICHELLE CAIN** 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 this day of Sept 22, 2020.




Notary Public

220381245

240 Merry Hill Road

Sterrett, AL 35147

Robin Bridges and Ashley Bridges

EXHIBIT A

The following described real estate, situated in Shelby County, to-wit:

A part of the NE 1/4 of the SW 1/4 of Section 36, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows: Commence at the NW corner of the NE 1/4 of the SW 1/4 of Section 36; thence run in an Easterly direction along the North line thereof a distance of 582.77 feet to the point of beginning; thence continue along said North line a distance of 552.22 feet; thence 88 deg. 23 min. 01 sec. right in a Southeasterly direction, a distance of 616.16 feet; thence 5 deg. 06 min. 44 sec. left in a Southeasterly direction a distance of 167.28 feet to a point on the North side of the Merry Hill Farm Road; thence 50 deg. 36 min. 13 sec. right in a Southwesterly direction along said road, a distance of 306.53 feet; thence 112 deg. 11 min. 10 sec. right in a Northwesterly direction a distance of 171.38 feet; thence 58 deg. 01 min. 41 sec. left in a Northwesterly direction a distance of 227.92 feet; thence 76 deg. 14 min. 58 sec. right in a Northwesterly direction a distance of 818.65 feet to the point of beginning.

04 7 36 0 000 008.007

Title to the above described property conveyed to Roger Cain and Michelle Cain from Elizabeth Jackson by Michelle Jackson Cain her attorney in fact by Quit Claim Deed dated January 11, 2006 and recorded January 27, 2006 in or Instrument No. 20060127000045410.

And also being the same premises conveyed to Robin Bridges and Ashley Bridges by deed from Roger Cain and Michelle Cain to be recorded herewith.

20201012000463430 10/12/2020 03:29:23 PM DEEDS 4/4
Real Estate Sales Validation Form

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

Grantor's Name Roger Cain and Michelle Cain
Mailing Address 240 Merry Hill Road
Sterrett, AL 35147

Grantee's Name Robin Bridges and Ashley Bridges
Mailing Address 240 Merry Hill Road
Sterrett, AL 35147

Property Address 240 Merry Hill Road
Sterrett, AL 35147

Date of Sale September 22nd, 2020
Total Purchase Price \$ 304,385.00

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 9-28-20

Print Tyler H. Vincent

Unattested

Sign Tyler H. Vincent
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/12/2020 03:29:23 PM
\$32.00 CHARITY
20201012000463430

Allen S. Bayl

Form RT-1