

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: 20-563

Send Tax Notice To: Kelsey F. Tadlock
Justin Tadlock
11766 Highway 61 .
Wilsonville, AL 35186

**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 **Seventy Eight Thousand Six Hundred Dollars and No Cents (\$78,600.00)**, 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, **Jadie Howell**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kelsey F. Tadlock and Justin Tadlock**, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

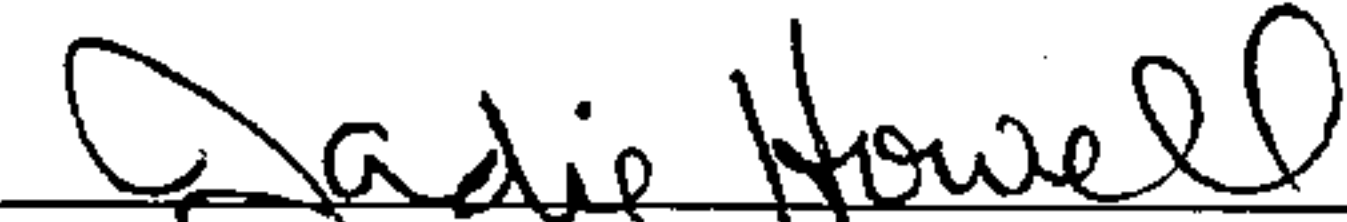
Grantor herein is the surviving Grantee in Deed Book 355, Page 479, Probate Office, Shelby County, Alabama. The other Grantee, Lynda Howell, is deceased, having died on or about March 18, 2020.

\$77,176.00 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 14th day of October, 2020.



Jadie Howell



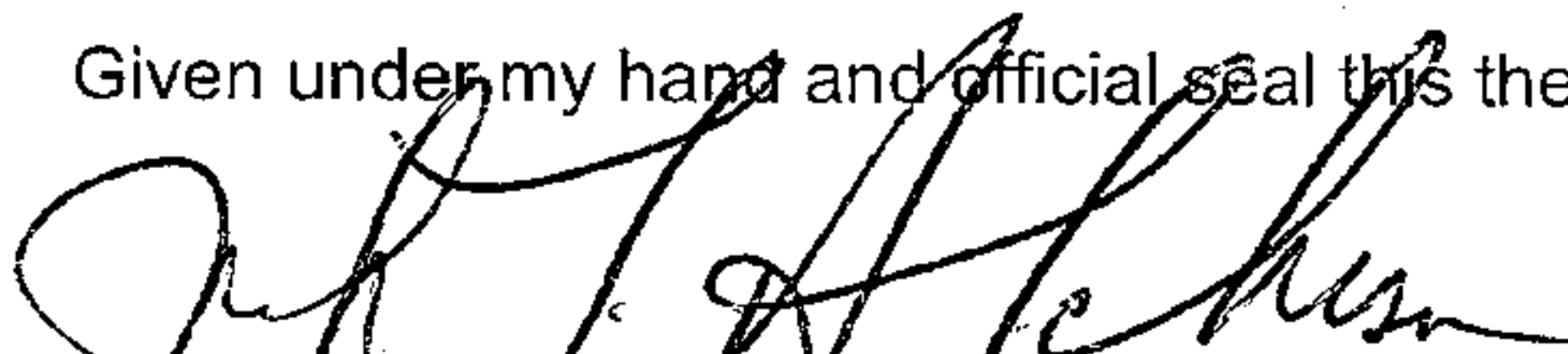
Terry Howell Kincaid
Conservator

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 Terry Howell Kincaid as the Conservator of Jadie Howell, 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 14th day of October, 2020.



Notary Public, State of Alabama

My Commission Expires: 9-1-2024

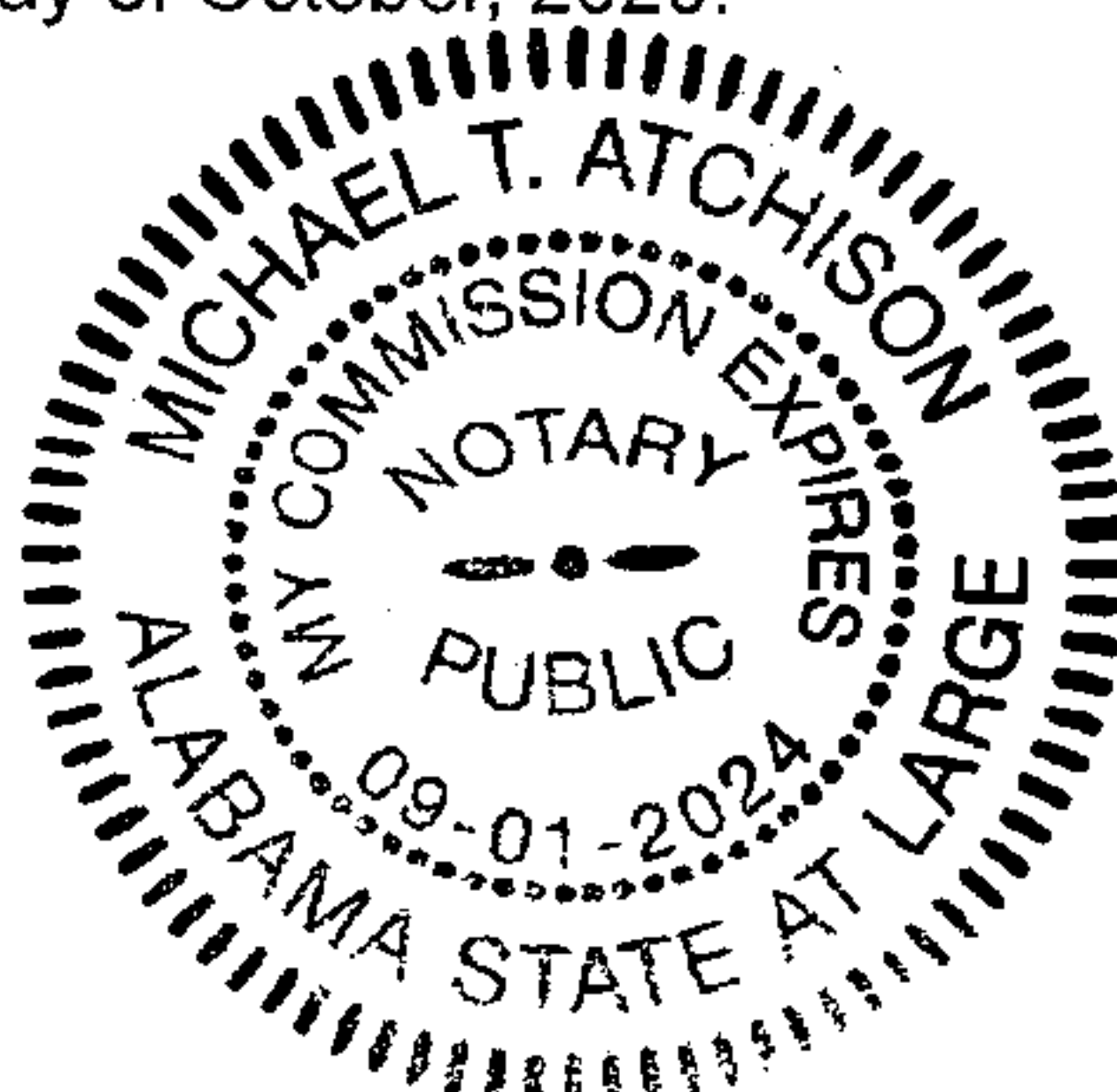


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Two

Begin at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$, Section 25, Township 20 South, Range 1 East, thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 355.25 feet; thence turn an angle of 92 degrees 11 minutes 45 seconds to the left and run a distance of 340.24 feet; thence turn an angle of 42 degrees 46 minutes 00 seconds to the left and run a distance of 211.11 feet to a point on the Northeast right-of-way of Shelby County Hwy. No. 61; thence turn an angle of 82 degrees 53 minutes 25 seconds to the left and run along said Hwy. R/W a distance of 71.49 feet to the P.C. of a right-of-way curve; thence run along said R/W curve (whose Delta Angle is 5 degrees 01 minutes, Radius is 2254 feet; Tangent is 98.74 feet, Length of Arc is 197.35 feet) to the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section thence turn an angle of 49 degrees 19 minutes 35 seconds to the left, from tangent of said curve, and 319.25 feet to the point of beginning. Situated in the NW $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 25, Township 20 South, Range 1 East, 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 | Jadie Howell | Grantee's Name | Kelsey F. Tadlock Justin Tadlock |
| Mailing Address | <u>2025 Hwy 83</u> <u>Vincent, AL 35178</u> | Mailing Address | <u>11766 Hwy 61</u> <u>Wilsonville, AL 35186</u> |
| Property Address | <u>11766 Highway 61</u> <u>Wilsonville, AL 35186</u> | Date of Sale | <u>October 14, 2020</u> |
| | | Total Purchase Price | <u>\$78,600.00</u> |
| | | 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)

| | |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input checked="" type="checkbox"/> Sales Contract | <input type="checkbox"/> Other |
| <input type="checkbox"/> 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.

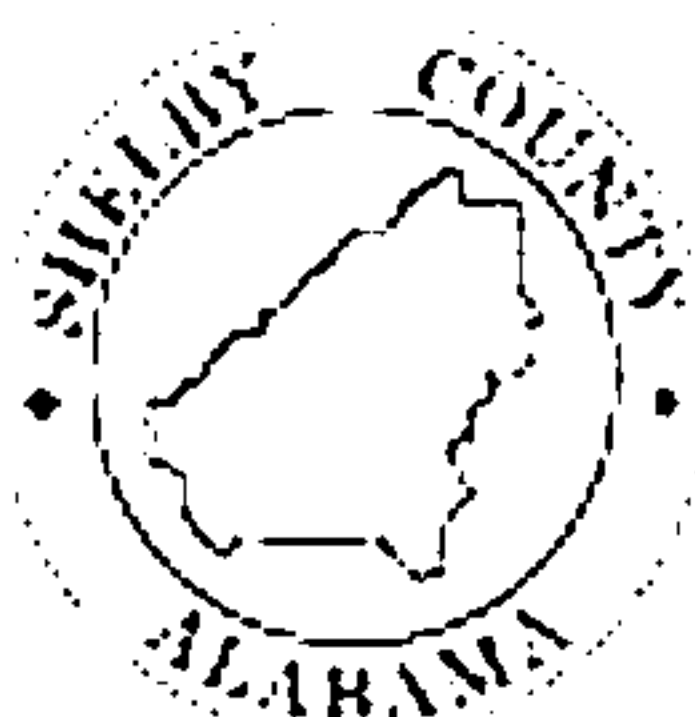
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 October 13, 2020 Print Jadie Howell
 _____ Sign Jadie Howell
 (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
 10/15/2020 12:06:21 PM
 \$29.50 JESSICA
 20201015000469450

Alvin S. Bayl