



20201110000515400 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
11/10/2020 02:58:12 PM FILED/CERT

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-20-28642

Send Tax Notice To: Judy Ann Domer
Jerry Lee Domer

315 Highway 435
Columbiana, AL 35051

**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 Twenty Five Thousand Dollars and No Cents (\$25,000.00), 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, **Zen Properties, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Judy Ann Domer and Jerry Lee Domer**, (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 covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$104,939.29 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 10th day of November, 2020.

ZEN PROPERTIES, LLC

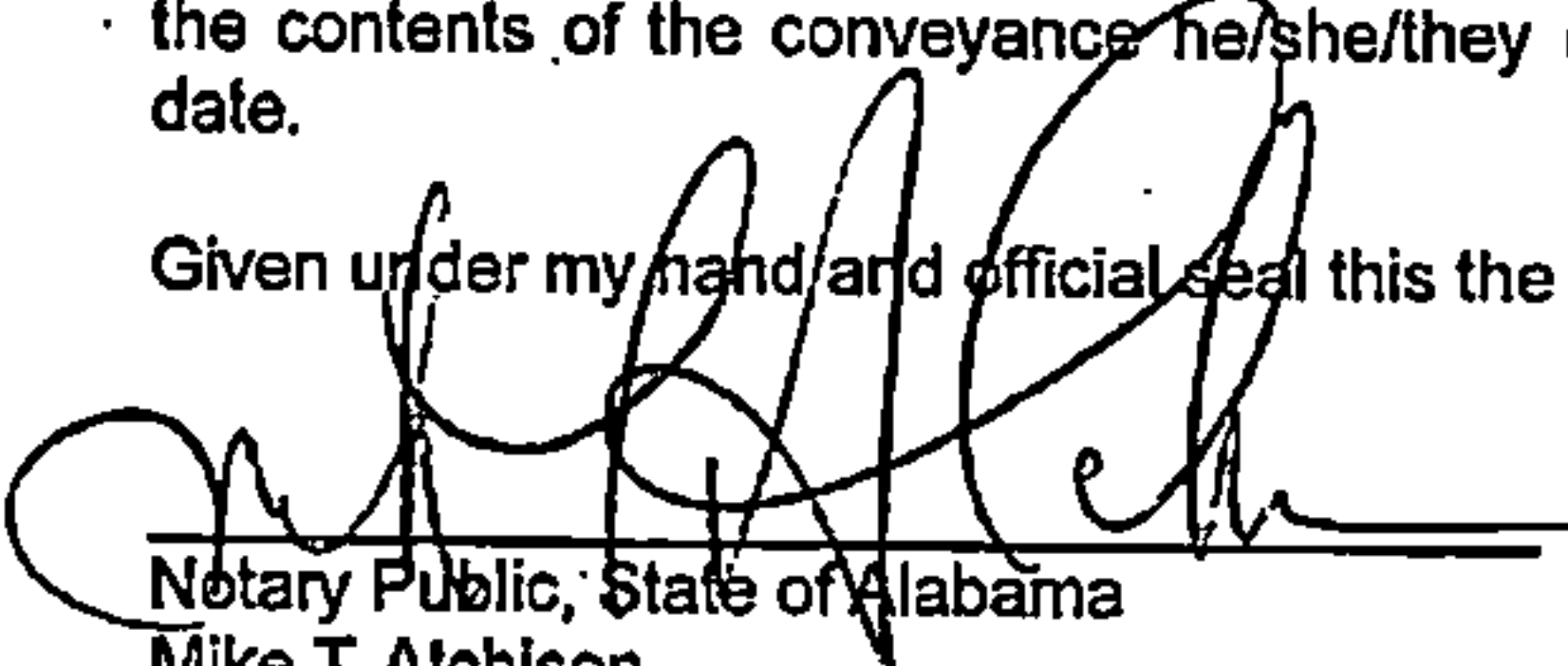

By Richard G. Williams
Managing Member

State of Alabama

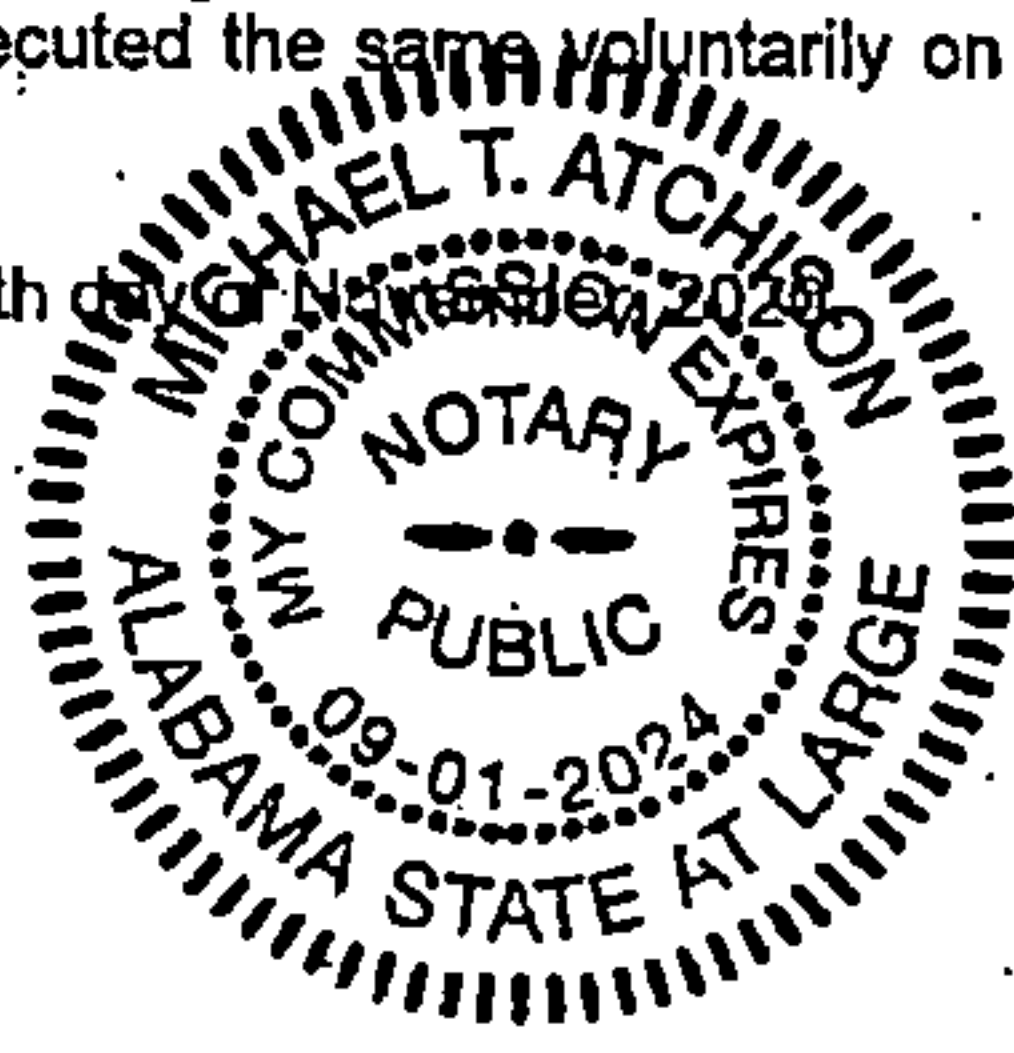
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Richard G. Williams as Managing Member of Zen Properties, LLC, 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 10th day of November, 2020


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 01, 2024





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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW ¼ of the SE ¼, Section 21, Township 21 South, Range 1 East, being a part of the same land described in a deed to Joseph A. Murray, Sr. and H. Frank Murray, recorded in Instrument #1994-25294, of the real property records of Shelby County, Alabama, said parcel of land being more particularly described as follows: Commencing at the NW corner of the NW ¼ of the SE ¼ of said Section 21; thence South 00 degrees 34 minutes 08 seconds East, along the West line of said sixteenth Section, a distance of 279.83 feet to a point; thence North 85 degrees 04 minutes 28 seconds East a distance of 607.61 feet to a ½-inch iron pin found on the South edge of County Highway No. 435; thence North 84 degrees 34 minutes 44 seconds East along the South edge of said road, a distance of 131.14 feet to an iron rebar set with a cap stamped "S. Wheeler RPLS 16165" at the point of beginning; thence North 86 degrees 37 minutes 38 seconds East along the South edge of said road, a distance of 134.07 feet to a ½-inch rebar set stamped with a cap stamped "S Wheeler RPLS 16165"; thence South 01 degrees 50 minutes 34 seconds West, a distance of 284.12 feet to a ½-inch rebar set, with a cap stamped "S Wheeler RPLS 16165"; thence South 01 degrees 16 minutes 55 seconds East a distance of 164.00 feet to a ½-inch rebar set with a cap stamped "S Wheeler RPLS 16165"; thence North 89 degrees 34 minutes 34 seconds West a distance of 141.64 feet to a ½-inch rebar found; thence North 00 degrees 32 minutes 36 seconds East a distance of 438.98 feet to the point of beginning.

24-month chain of title: Instrument #2015092700033757, to Zen Properties, LLC, being a Tax Deed dated September 28, 2015; Instrument #2017070600023944, to Judy Domer, being a quit-claim deed dated July 3, 2017; Instrument #2017090600032605, to Zen Properties, LLC, being a quit claim deed dated September 6, 2017; and Instrument #2020091700041891, being a court order quieting title in Zen Properties, dated August 4, 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 Zen Properties, LLC
Mailing Address 317 Hwy 475, Columbiana, AL 35051
Property Address 315 Highway 435, Columbiana, AL 35051
Grantee's Name Judy Ann Domer
Mailing Address 315 Hwy 435, Columbiana, AL 35051
Date of Sale November 10, 2020
Total Purchase Price \$83,333.25
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
xx 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 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 November 09, 2020
Unattested
Print Zen Properties, LLC
Sign [Signature]
(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
11/10/2020 02:58:12 PM
\$29.00 JESSICA
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