

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

*This Instrument was prepared by:*  
**Mike T. Atchison**  
**P O Box 822**  
**Columbiana, AL 35051**

*Send Tax Notice to:*  
**Joe S. Lacey**  
**121 Sunrise Circle**  
**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 **FIFTY TWO THOUSAND SIX HUNDRED EIGHTY FIVE AND NO CENTS (\$52,685.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, we, **Joe S. Lacey, a single man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Joe S. Lacey and Dawn Yvonne Lacey (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT "A" – LEGAL DESCRIPTION

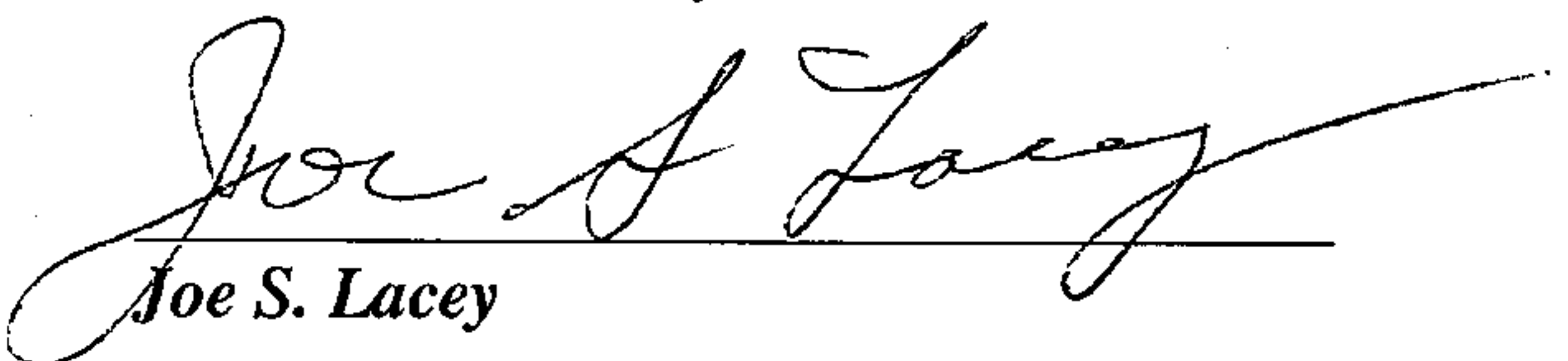
**SUBJECT TO:**

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

**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.

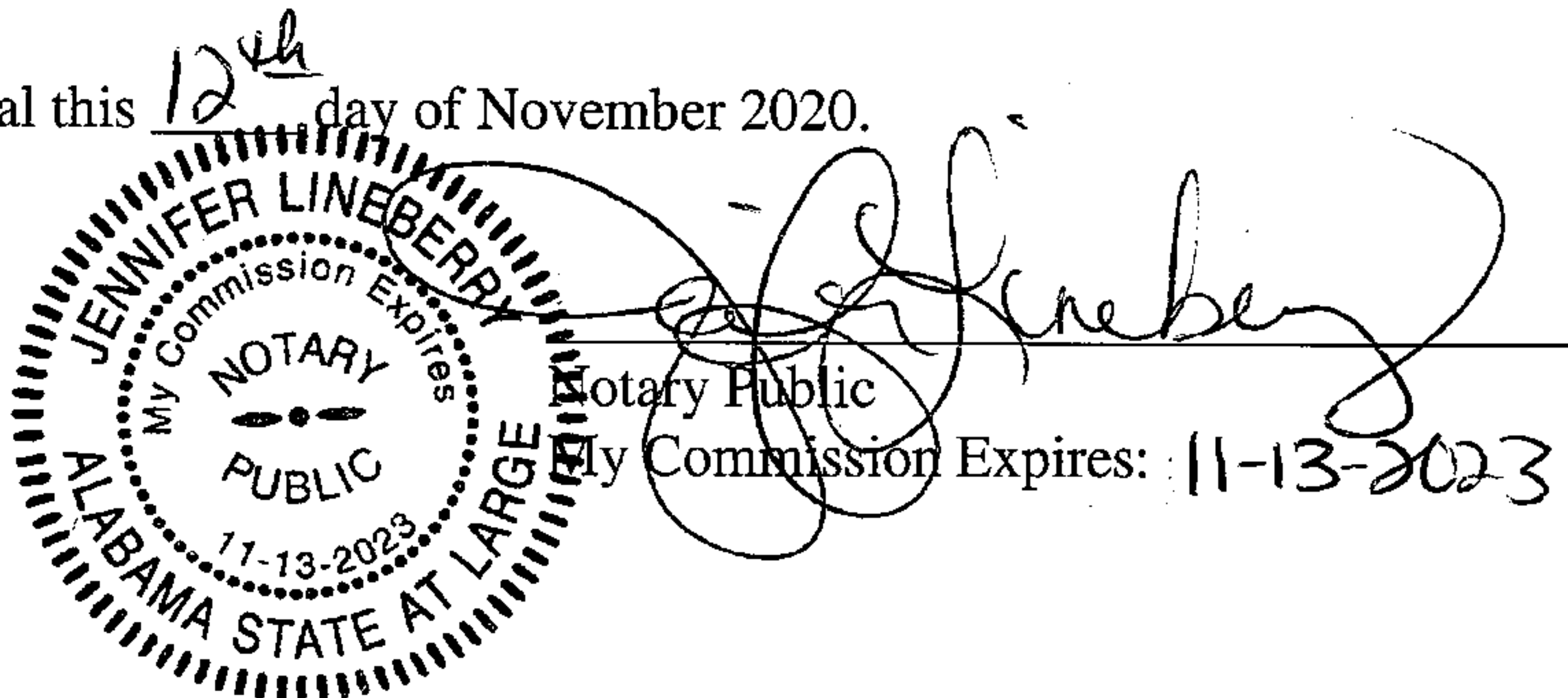
**IN WITNESS WHEREOF**, I have hereunto set my hand and seal this 12<sup>th</sup> day of November 2020.

  
**Joe S. Lacey**

**STATE OF ALABAMA)**  
**COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Joe S. Lacey** whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12<sup>th</sup> day of November 2020.



**Exhibit "A"**  
**Legal Description**

**PARCEL I:**

Commence at the Northwest corner of Section 13, Township 21 South, Range 1 East; thence proceed in an easterly direction along the North boundary of said Section 13 for a distance of 2124.84 feet to a point, being a point on the centerline of a 60 foot dedicated right of way within Sunrise Cove Subdivision, recorded in Map book 5, Page 31, in Probate Office of Shelby County; thence turn an angle of 86 degrees 25 minutes and proceed for a distance of 150.00 feet to a point; thence turn an angle of 42 degrees 06 minutes to the right and proceed for a distance of 100.00 feet to a point; thence turn an angle of 90 degrees to the left and proceed for a distance of 30.00 feet to a point, being the Northwest corner of Lot 25 of above mentioned subdivision; thence turn an angle of 109 degrees 17 minutes 29 seconds to the right and proceed for a distance of 207.66 feet to the point of beginning of the parcel of land herein described; thence turn an angle of 19 degrees 30 minutes 30 seconds to the left and proceed for a distance of 153.4 feet to a point; thence turn an angle of 105 degrees 31 minutes 46 seconds to the right and proceed for a distance of 105 degrees 31 minutes 46 seconds to the right and proceed for a distance of 193.96 feet to a point; thence turn an angle of 79 degrees 25 minutes 50 seconds to the right and proceed for a distance of 99.58 feet to a point; thence turn an angle of 84 degrees 18 minutes 54 seconds to the right and proceed for a distance of 178.28 feet to the point of beginning. Situated in Shelby County, Alabama.

**PARCEL II:**

Commence at the Northwest corner of Lot 24, Sunrise Cove Subdivision, as recorded in Map Book 5, Page 31, Probate Office of Shelby County, Alabama; said point being a point on the Southeast R.O.W. line of Sunrise Circle; thence run southwesterly along said R.O.W. line for 170.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run 60.00 feet to a point on the Northwest R.O.W. line of Sunrise Circle;; thence turn an angle of 90 degrees 00 minutes to the right and run 114.15 feet to a point; thence turn an angle of 90 degrees 56 minutes 31 seconds to the left and run 186.89 feet to an iron, being the point of beginning of the parcel herein described, said point also being the Northwest corner of the parcel described in Real book 048, Page 644; thence turn an angle of 18 degrees 59 minutes 55 seconds to the left and run 105.21 feet to an iron; thence turn an angle of 81 degrees 17 minutes 36 seconds to the left and run 91.92 feet to an iron; thence turn an angle of 98 degrees 59 minutes 30 seconds to the left and run 77.55 feet to an iron; thence turn an angle of 65 degrees 01 minute 53 seconds to the left and run 99.58 feet to the point of beginning. Said parcel is lying in the NE 1/4 of NW 1/4, Section 13, Township 21 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 Joe S. Lacey  
 Mailing Address 121 Sunrise Circle  
Wilsonville AL  
35186

Grantee's Name Joe S. Lacey  
 Mailing Address 121 Sunrise Cir  
Wilsonville, AL  
35186

Property Address 121 Sunrise Cir  
Wilsonville, AL  
35186

Date of Sale Nov 12, 2020  
 Total Purchase Price \$ \_\_\_\_\_  
 or  
 Actual Value \$ \_\_\_\_\_  
 or  
 Assessor's Market Value \$ 52,685.00

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 1/2 tax Value

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 Mike T. Atchison

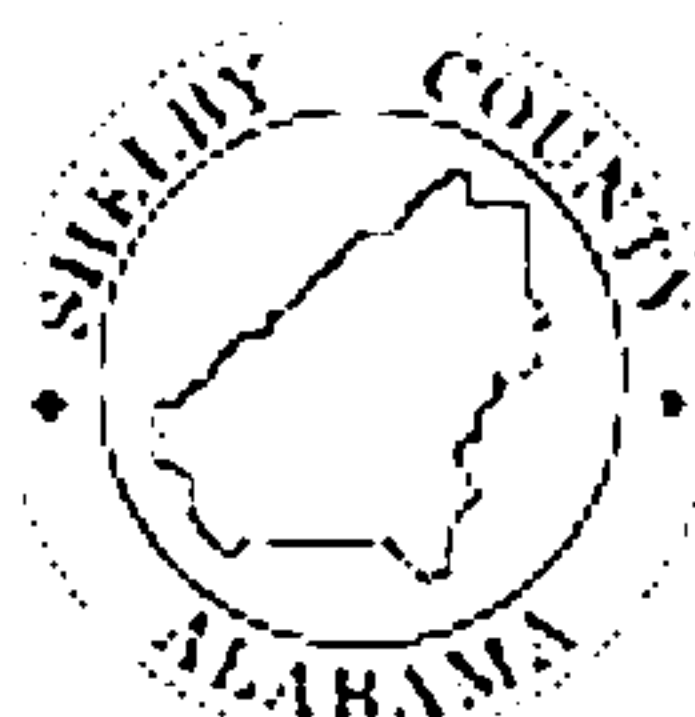
Unattested \_\_\_\_\_

Sign Mike T. Atchison

(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  
 11/13/2020 10:04:54 AM  
 \$81.00 CHARITY  
 20201113000519130

Allen S. Bayl