



20201123000536990 1/4 \$60.00
Shelby Cnty Judge of Probate, AL
11/23/2020 01:50:26 PM FILED/CERT

Parcel I.D. #:

Send Tax Notice To: Gary E. Perryman
110 Summerhill Drive
Columbiana, AL 35051

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of Five Hundred Dollars and 00/100 (\$ 500.00), the receipt of sufficiency of which are hereby acknowledged, that **Gary E. Perryman, a single man**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Gary E. Perryman; Charles Andrew Moore; and Deanna Faye Bishop**, hereinafter known as the GRANTEE;

Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East; Thence run Easterly along the south line thereof for 83.74 feet; Thence 90 degrees 51 minutes 26 seconds left run Northerly 110.86 feet; Thence 88 degrees 53 minutes left run Westerly 940.15 feet; Thence 91 degrees 06 minutes 30 seconds left run Southerly 110.88 feet; Thence 87 degrees 54 minutes 20 seconds left run Easterly 194.62 feet to a point on the south line of the NE 1/4 of the SW 1/4 of said section; Thence 1 degree 14 minutes 42 seconds left run Easterly along said 1/4-1/4 line 661.84 feet to the Point of Beginning. Containing 2.43 Acres.

This is an out parcel (Parcel #2) of that certain real property described on that certain deed from Glenda H. Stewart and William W. Stewart, Jr., to Craig Thompson, Christina Thompson and Shelina Katherine Thompson dated February 15, 1995, and recorded February 24, 1994, at Book 1995, Page 04896 in the Probate Office of Shelby County, Alabama.

Also a 20' Easement for Ingress and Egress the centerline of which is described as follows: Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 22, Township 21 South, Range 1 East; Then run Westerly along the south line thereof for 126.74 feet to the Point of Beginning; Thence 90 degrees 15 minutes 33 seconds right run Northerly 111.79 feet to the Point of Ending.

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in 20200625000261210, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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, together with every contingent remainder and right of reversion.

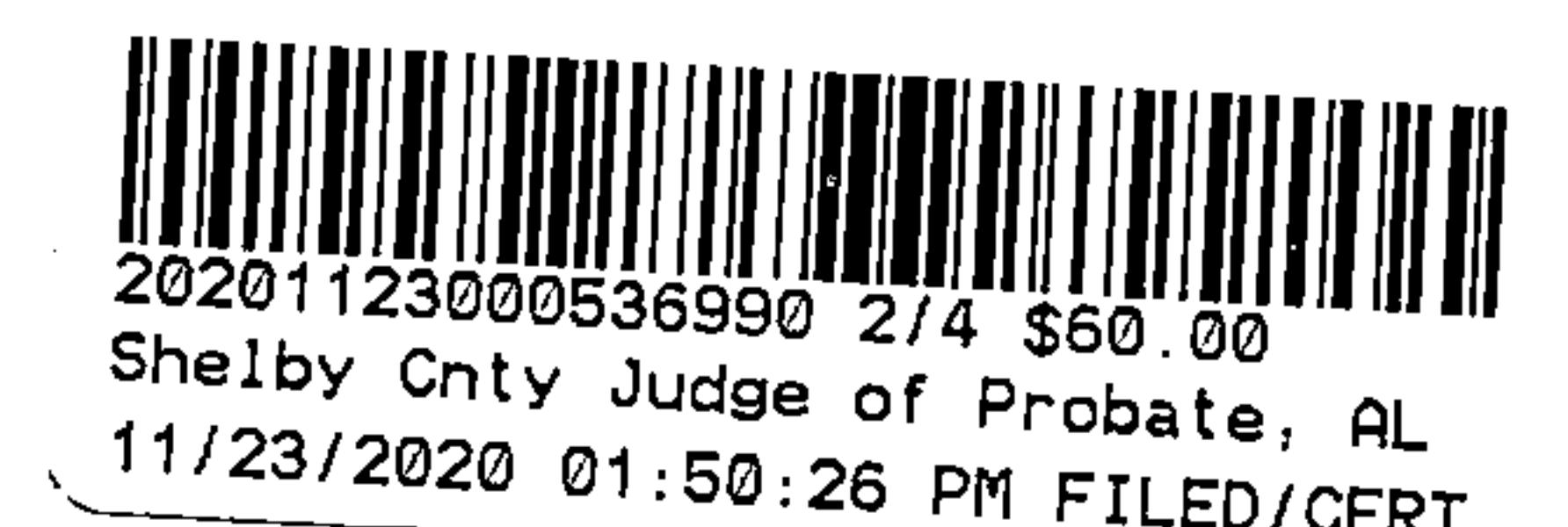
And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the
23 Day of Nov, 2020.

Gary E Perryman
Gary E. Perryman
Grantor

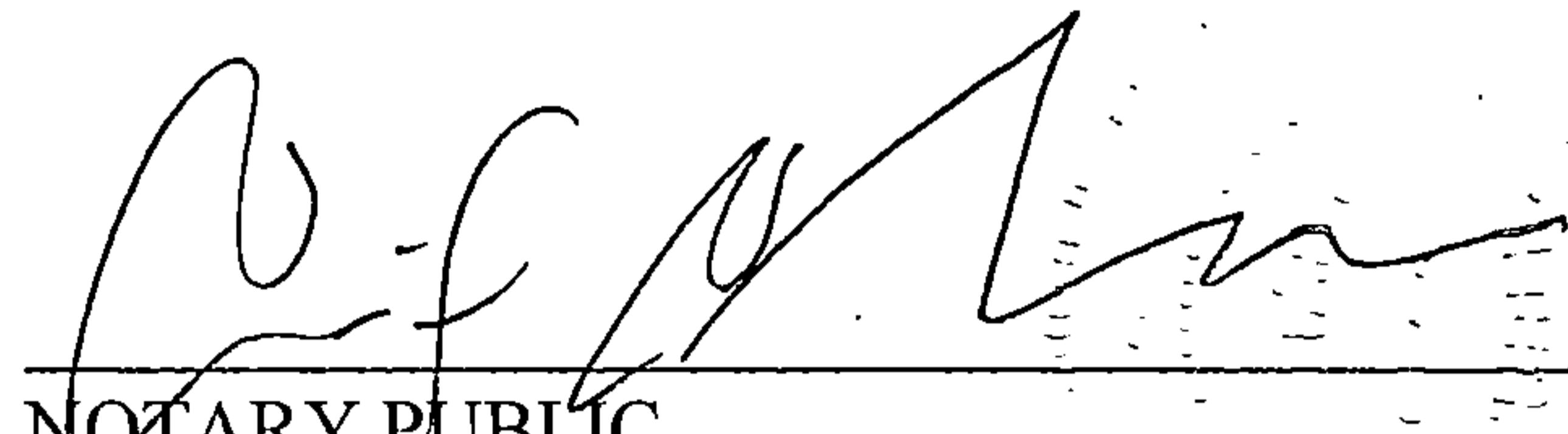
STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Gary E. Perryman, a single man*, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same



voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 23 Day of
Nov., 2020.



NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040



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Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

Gary E Pennyman
110 SUMMER HILL
COLUMBIA AL
35051

Grantee's Name
Mailing Address

Gary Pennyman
110 SUMMER HILL
DR. COLUMBIA AL
35051

Property Address

171 Yellow Jacket Ln.
WILKINSON, AL 35786

Date of Sale

Total Purchase Price \$

or

Actual Value

or

Assessor's Market Value \$ 41,400.

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

Att records

2/3rds Value = \$27,600

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 11/25/2020

Unattested



Verified by

Print Gary E Pennyman

Sign Gary E Pennyman

(Grantor/Grantee/Owner/Agent) circle one