

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26743

Send Tax Notice To: Jarrod Kyle Brewer
Katherine Anne Brewer
255 Shady Hill Dr.
Montevallo, AL 35115

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 **Fifty Two Thousand Nine Hundred Dollars and No Cents (\$52,900.00)**, 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, **Curtis Tedeton and Jody K. Tedeton**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jarrold Kyle Brewer and Katherine Anne Brewer**, (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 taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$34,060.00 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 7th day of December 2020.

Curtis Tedeton Jody K. Tedeton
Curtis Tedeton Jody K. Tedeton

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Curtis Tedeton and Jody K. Tedeton, 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 7th day of December 2020.

Michael T. Atchison
Notary Public, State of Alabama
9-1-24
My Commission Expires: _____

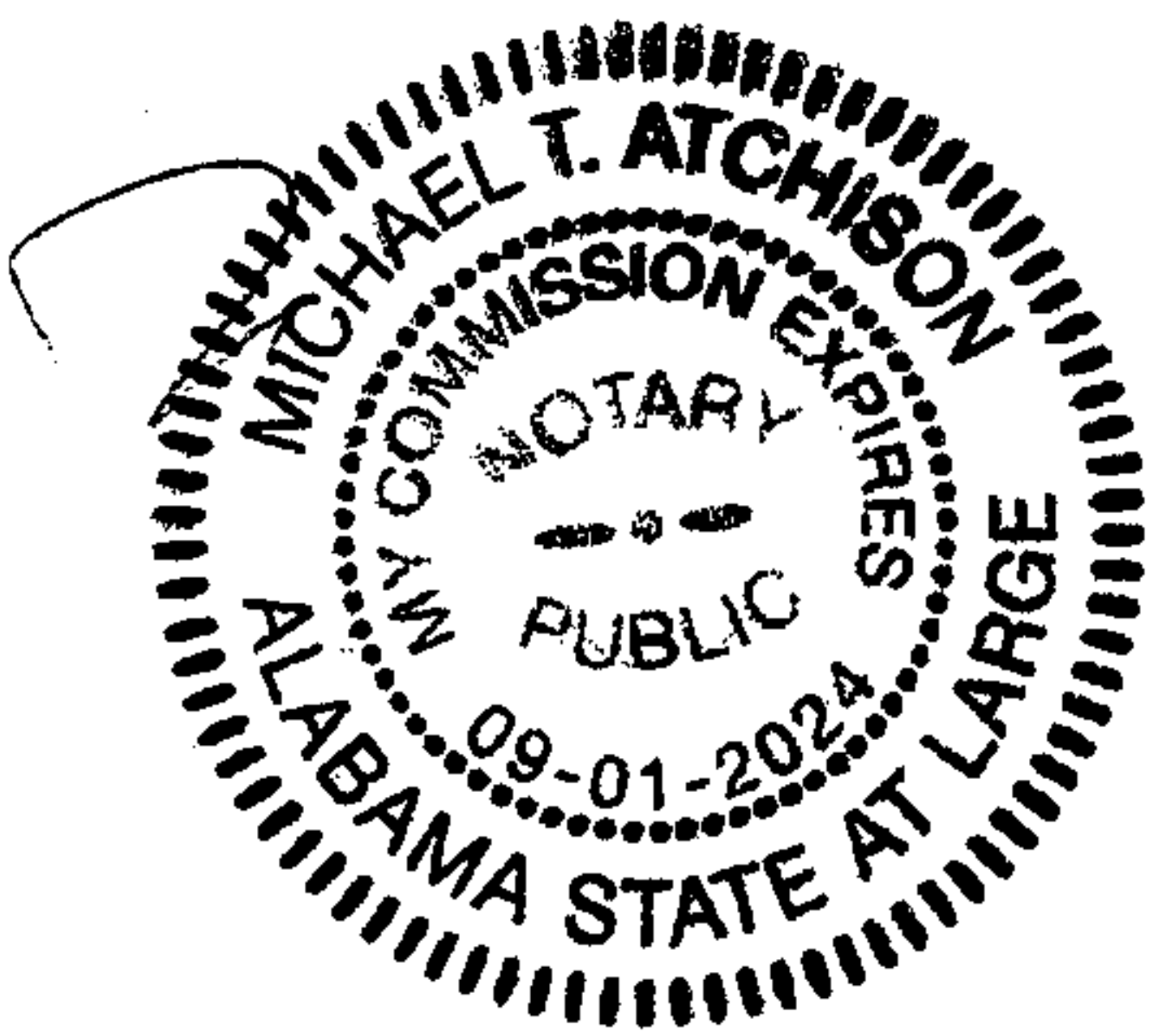


EXHIBIT "A"
LEGAL DESCRIPTION

PARCELA:

Commence at the NE corner of the SE 1/4 of the NW 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; thence South 89 degrees 21 minutes 23 seconds West, along the North line of said 1/4-1/4 section a distance of 687.36 feet; thence South 3 degrees 10 minutes 47 seconds East, a distance of 137.26 feet to the POINT OF BEGINNING; thence South 0 degrees 41 minutes 25 seconds West a distance of 83.20 feet; thence North 85 degrees 44 minutes 38 seconds West, a distance of 195.88 feet; thence South 4 degrees 44 minutes 8 seconds East, a distance of 325.94 feet; thence South 5 degrees 20 minutes 55 seconds East, a distance of 104.83 feet; thence South 4 degrees 16 minutes 57 seconds East, a distance of 247.72 feet; thence North 74 degrees 39 minutes 4 seconds East, a distance of 309.50 feet; thence North 6 degrees 5 minutes 52 seconds, West a distance of 220.05 feet; thence North 6 degrees 31 minutes 45 seconds West, a distance of 209.89 feet; thence North 6 degrees 37 minutes 55 seconds West, a distance of 230.00 feet; thence North 85 degrees 5 minutes 16 seconds West, a distance of 83.81 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated February 13, 2003.

Real Estate Sales Validation Form

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

Grantor's Name	Curtis Tedeton	Grantee's Name	Jarrold Kyle Brewer
	Jody K. Tedeton		Katherine Anne Brewer
Mailing Address	184 Ewing St Montevallo, AL 35115	Mailing Address	255 Shady Hill Dr Montevallo AL 35115
Property Address	Shady Hill Drive Montevallo, AL 35115	Date of Sale	12/17/2020
		Total Purchase Price	\$52,900.00
		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	Appraisal
xx Sales Contract	Other
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	December 04, 2020	Print	Curtis Tedeton
Unattested		Sign	Curtis Tedeton
	(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
12/08/2020 11:29:55 AM
\$47.00 CHERRY
20201208000560870

Allen S. Bayl