

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-20-26750

Send Tax Notice To: James Harmon
Loren Harmon

107 Bolton Lane
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 **Five Hundred Eighty Thousand Dollars and No Cents (\$580,000.00)**, 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, **James H. Strickland, Jr. and Beth Strickland**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Harmon and Loren Harmon**, (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.

\$464,000.00 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 18th day of December, 2020.

James H. Strickland, Jr. Beth Strickland
James H. Strickland, Jr. Beth Strickland

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 James H. Strickland, Jr. and Beth Strickland, 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 18th day of December, 2020.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

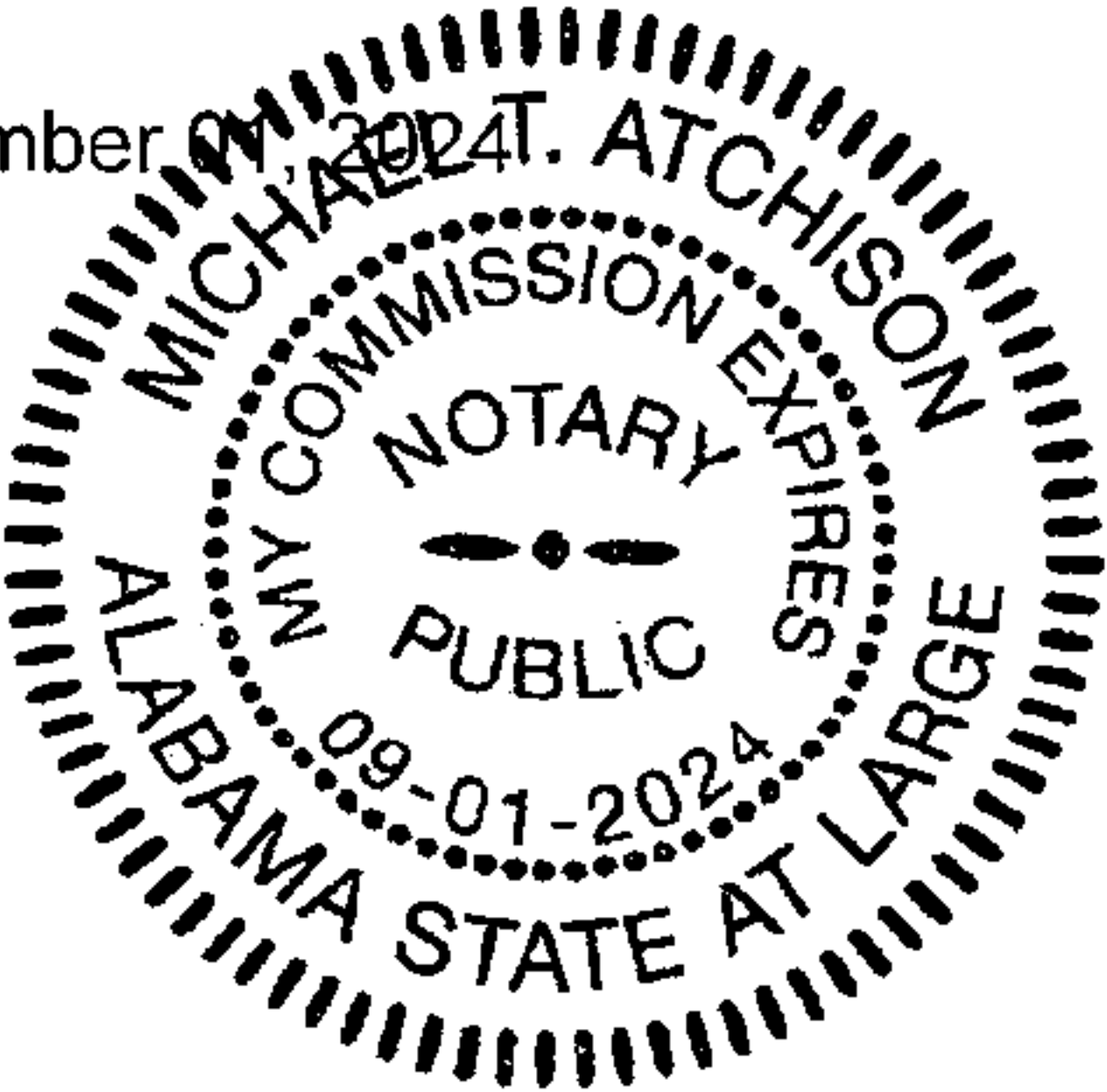


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the West 1/2 of the SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
Beginning at the NE corner of Lot 16, Magnolia Parc, as recorded in the Office of the Judge of Probate Shelby County, Alabama, Map Book 21, Page 155, said point being the point of beginning; thence North 89 degrees 40 minutes 07 seconds West a distance of 432.23 feet (measured)(431.76 feet map); thence North 00 degrees 28 minutes 26 seconds East a distance of 707.00 feet (measured)(706.04 feet map and 702 feet deed) to a point lying on the Southerly right of way of Bolton Lane, said point also lying on a curve to the right having a radius of 1879.46 feet, a central angle of 02 degrees 50 minutes 38 seconds and subtended by a chord which bears North 85 degrees 56 minutes 03 seconds East a chord distance of 93.28 feet; thence along the arc of said curve and along said right of way line a distance of 93.29 feet; thence South 00 degrees 50 minutes 03 seconds East a distance of 198.54 feet (measured) (199.85 feet deed); thence North 89 degrees 37 minutes 02 seconds East a distance of 199.22 feet (measured) (200 feet deed); thence South 00 degrees 24 minutes 57 seconds East a distance of 20.03 feet; thence North 89 degrees 32 minutes 41 seconds East a distance of 217.98 feet; thence South 09 degrees 50 minutes 49 seconds West a distance of 508.09 feet to the point of beginning.
Situated in 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	James H. Strickland, Jr. Beth Strickland	Grantee's Name	James Harmon Loren Harmon
Mailing Address	<u>2 P.O. Box 500</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>107 Bolton Lane</u> <u>Columbiana AL 35051</u>
Property Address	<u>107 Bolton Lane</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>December 18, 2020</u>
		Total Purchase Price	<u>\$580,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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.

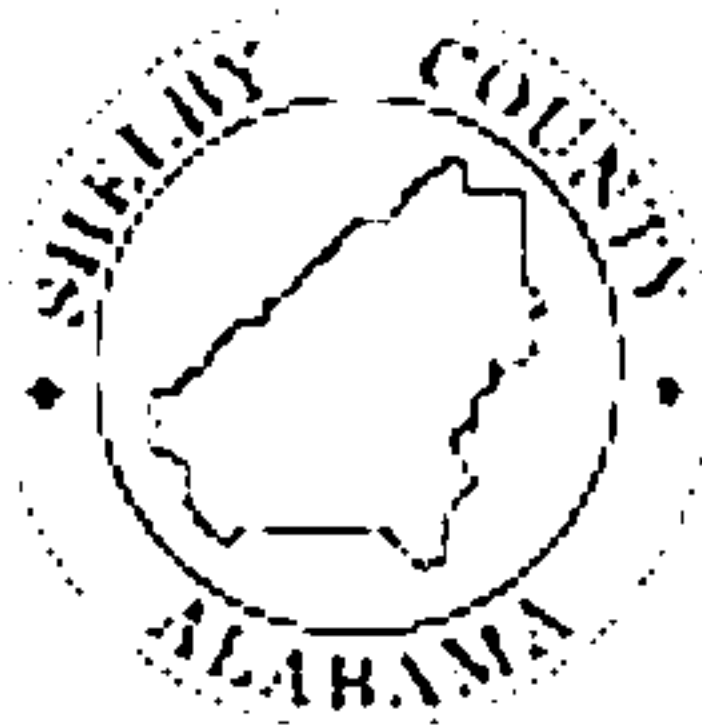
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 <u>December 16, 2020</u>	Print <u>James H. Strickland, Jr.</u>
<u> </u> Unattested	Sign <u>James H. Strickland, Jr.</u>
<u> </u> (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
12/22/2020 08:38:29 AM
\$144.00 CHERRY
20201222000586440

Allen S. Bezel