

This Instrument was Prepared by:

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

File No.: MV-20-26520

Send Tax Notice To: James Brownlee
Angelia Brownlee

1410 N Mulberry Ave
Butler, AL 36904

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 **Ninety Four Thousand Three Hundred Seventy Five Dollars and No Cents (\$94,375.00)**, 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 Brownlee**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Brownlee and Angelia Brownlee**, (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

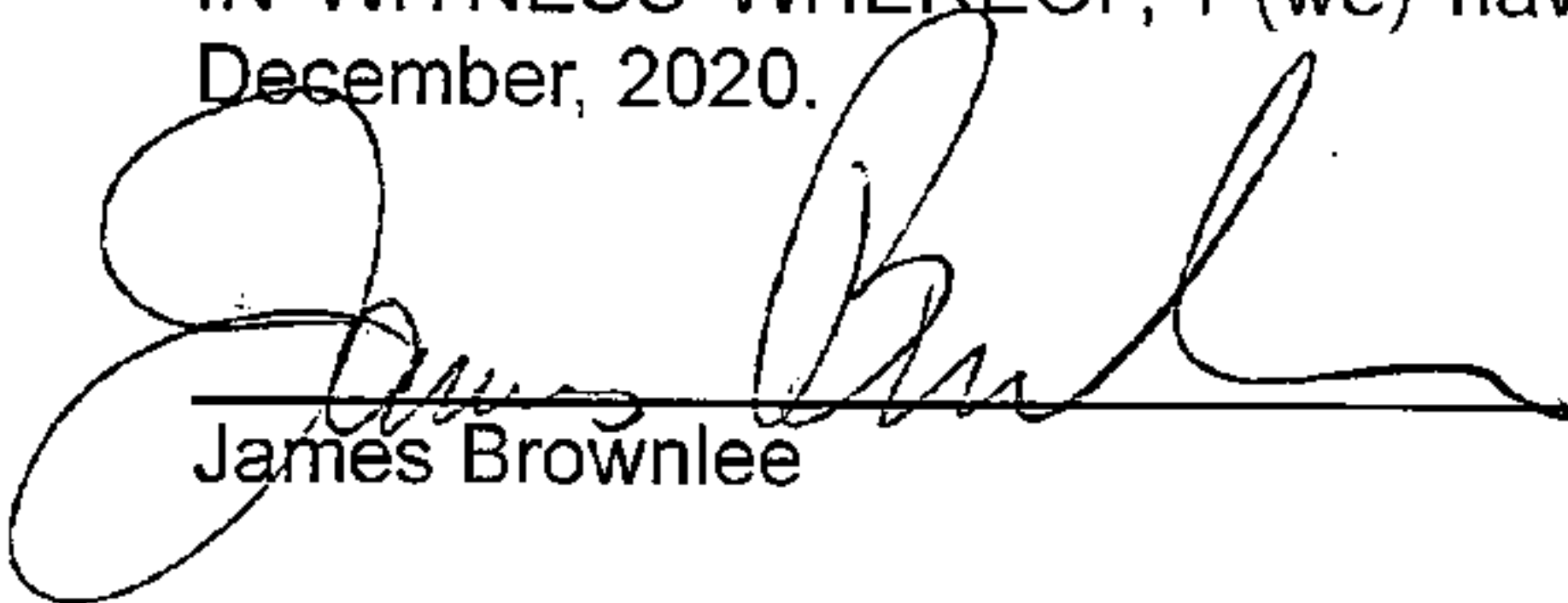
Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Property constitutes no part of the homestead of the Grantor herein or his spouse.

\$0.00 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 22nd day of December, 2020.


James Brownlee

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 Brownlee, 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 22nd day of December, 2020.


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



Exhibit A

A parcel of land, being all of Tract 3, Chelsea Ridge Resurvey, as recorded in Map Book 27, Page 42, in the Office of the Judge of Probate, Shelby County, Alabama, and also an acreage tract, all lying in the South 1/2 of the Southeast 1/4 of Section 13, Township 20 South, Range 1 West, and the Southwest 1/4 of Section 18, Township 20 South, Range 1 East, in said Shelby County, being more particularly described as follows:

BEGIN at a 5/8" capped rebar found "Jackins" at the Southwest corner of Tract 3 of said Chelsea Ridge Resurvey, thence North 01 degrees 43 minutes 49 seconds West along the West line of said Tract 3 for a distance of 632.63 feet to an iron pin set on the North line of the South 1/2 of the Southeast 1/4 of said Section 13; thence North 88 degrees 16 minutes 11 seconds East along said North line for a distance of 665.43 feet to an iron pin set; thence continuing along the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 13, North 88 degrees 31 minutes 18 seconds East for a distance of 645.31 feet to an iron pin set at a point that is South 88 degrees 30 minutes 57 seconds West and 39.02 feet from the Northeast corner of said 1/4-1/4 section; thence leaving said North line, North 34 degrees 01 minutes 48 seconds West for a distance of 19.40 feet to an iron pin set; thence North 33 degrees 12 minutes 18 seconds East for a distance of 90.20 feet to a 5/8" rebar found on the east line of said Section 13; thence leaving said East line, North 17 degrees 08 minutes 18 seconds East for a distance of 213.83 feet to a 5/8" rebar found on the Southwest right of way margin of Shelby County Road No. 49 (80' right of way); thence South 28 degrees 45 minutes 26 seconds East along said right of way for a distance of 123.86 feet to an iron pin set; thence leaving said right of way South 35 degrees 14 minutes 15 seconds West along the Southeast line of said Tract 3 for a distance of 581.50 feet to an iron pin set; thence continuing along the Southeast line of said Tract 3, South 46 degrees 36 minutes 34 seconds West for a distance of 446.41 feet to a 5/8" rebar found (bent); thence along the South line of said Tract 3, South 84 degrees 36 minutes 38 seconds West for a distance of 795.88 feet to the POINT OF BEGINNING.

Together with an subject to a non-exclusive easement for ingress, egress and utilities over and across a parcel of land situated in the South One-Half of the Southeast Quarter of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, and the West One-Half of the Southwest Quarter of Section 18, Township 20 South, Range 1 East, Huntsville Meridian, all in Shelby County, Alabama, also being a part of Hidden Heather, as recorded in Map Book 15, Page 82, in the Office of the Judge of Probate, Shelby County, Alabama, and being more particularly described by metes and bounds as follows: Commence at the Southeast corner of Section 13, Township 20 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama; thence run North 00 degrees 01 minutes 49 seconds West (Plat- North 00 degrees 05 minutes West) along the East line of Section 13 for a distance of 1181.87 feet (Plat 1182.17) to the point of beginning of an easement for ingress/egress and utilities; thence leaving said Section line run South 33 degrees 27 minutes 00 seconds West for a distance of 640.28 feet; thence run South 85 degrees 02 minutes 27 seconds West for a distance of 1489.02 feet; thence run South 88 degrees 42 minutes 00 seconds West for a distance of 144.44 feet; thence run North 01 degrees 18 minutes 00 seconds West for a distance of 59.88 feet; thence run North 88 degrees 42 minutes 00 seconds East for a distance of 140.61 feet; thence run North 85 degrees 02 minutes 27 seconds East for a distance of 1454.39 feet; thence run North 30 degrees 30 minutes 43 seconds East (Plat- North 30 degrees 03 minutes East) for a distance of 658.22 feet; thence run North 88 degrees 59 minutes 09 seconds East (Plat-North 88 degrees 37 minutes East) for a distance of 19.67 feet (Plat - 19.66 feet); thence run North 33 degrees 35 minutes 59 seconds West (Plat North 33 degrees 17 minutes West) for a distance of 19.56 feet (Plat- 19.57 feet); thence run North 33 degrees 38 minutes 07 seconds East (Plat - North 33 degrees 28 minutes East) for a distance of 90.20 feet (measured and plat); thence run North 17 degrees 34 minutes 07 seconds East (Plate- North 17 degrees 24 minutes East) for a distance of 213.83 feet (Plat- 213.48) to the Southwesterly right of way line of Shelby county highway No. 49 (right of way width 80 feet); thence run South 28 degrees 10 minutes 37 seconds East (Plat- South 28 degrees 28 minutes East) along said right of way line for a distance of 257.12 feet (Plat 253.62 feet); thence leaving said right of way line run South 62 degrees 11 minutes 17 seconds West (Plat- South 60 degrees 37 minutes West) for a distance of 142.25 feet (Plat- 141.74 feet); thence run South 33 degrees 27 minutes 00 seconds West (Plat- South 32 degrees 39 minutes West) for a distance of 110.88 feet (Plat 110.25) to the Point of Beginning.

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 Brownlee	Grantee's Name	James Brownlee
Mailing Address	1410 N Mulberry Ave Butler, AL 36904	Mailing Address	Angelia Brownlee 1410 N Mulberry Ave Butler, AL 36904
Property Address	Lot 3 Chelsea Ridge Lane Chelsea, AL 35043	Date of Sale	December 22, 2020
		Total Purchase Price	\$188,750.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	\$94,375.00

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	_____ Appraisal
_____ Sales Contract	XX Other 1/2 tax assessor's value
_____ 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.

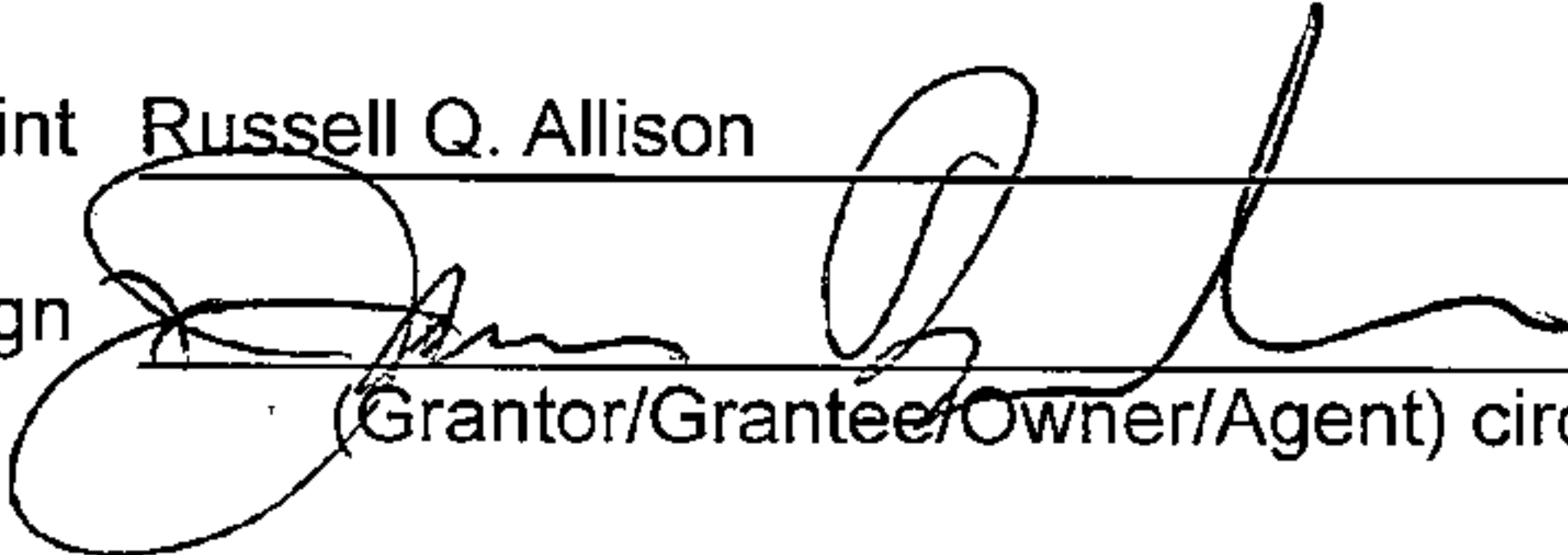
Date of Sale - the date on which interest to the property was conveyed.

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 22, 2020	Print	Russell Q. Allison
Unattested		Sign	
	(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
12/23/2020 11:53:37 AM
\$122.50 CHERRY
20201223000589980

Allen S. Bayl