

# WARRANTY DEED with survivorship

STATE OF ALABAMA  
County of Jefferson

Send Tax Notice To:  
Christopher Travis Willis and Jill Willis  
6151 Highway 13, Helena AL 35080

Know all men by these presents:

That in consideration of Seventy Nine Thousand Nine Hundred and No/100 Dollars (\$79,900.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **Christopher Travis Willis and wife Jill Willis** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto: **Christopher Travis Willis and Jill Willis** (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land as recorded in Instrument 2018010300000920 in the Office of the Judge of Probate, Shelby County, Alabama, better described as follows:

Begin at a 3 inch pipe being the NW corner of the NE Quarter of the NE Quarter of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama and run South 89 degrees 50 minutes 43 seconds East for 232.63 feet to the centerline of Hurricane Creek, thence along said centerline of creek the following calls: South 04 degrees 55 minutes 50 seconds West for 97.26 feet, thence South 04 degrees 53 minutes 41 seconds East for 72.64 feet, thence South 33 degrees 20 minutes 59 seconds East for 124.60 feet, thence South 30 degrees 18 minutes 36 seconds East for 183.86 feet, thence South 43 degrees 21 minutes 12 seconds East for 263.80 feet, thence South 34 degrees 24 minutes 29 seconds East for 103.44 feet to the Northerly right of way of County Road 13, thence leaving said creek and along said right of way South 55 degrees 25 minutes 06 seconds West for 460.25 feet to an iron bar, thence leaving said right of way North 00 degrees 22 minutes 21 seconds west for 300.28 feet to an iron bar, thence South 55 minutes 20 minutes 00 seconds West for 300.19 feet to an iron bar lying on the West line of the NE Quarter of the NE Quarter of Section 34, Township 20 South, Range 4 West, thence along said Quarter line North 00 degrees 14 minutes 23 seconds West for 841.58 feet back to the Point of Beginning. Said parcel contains 7.46 acres more or less.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights 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, 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 persons.



20201228000593800 1/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
12/28/2020 02:50:05 PM FILED/CERT

Shelby County, AL 12/28/2020  
State of Alabama  
Deed Tax: \$80.00

IN WITNESS WHEREOF I/We have hereunto set my/our hand(s) and seal(s), this 28<sup>th</sup> day of December 2020.

Chris Willis  
Christopher Travis Willis

Jill Willis  
Jill Willis

STATE OF Alabama

COUNTY Jefferson

General Acknowledgment

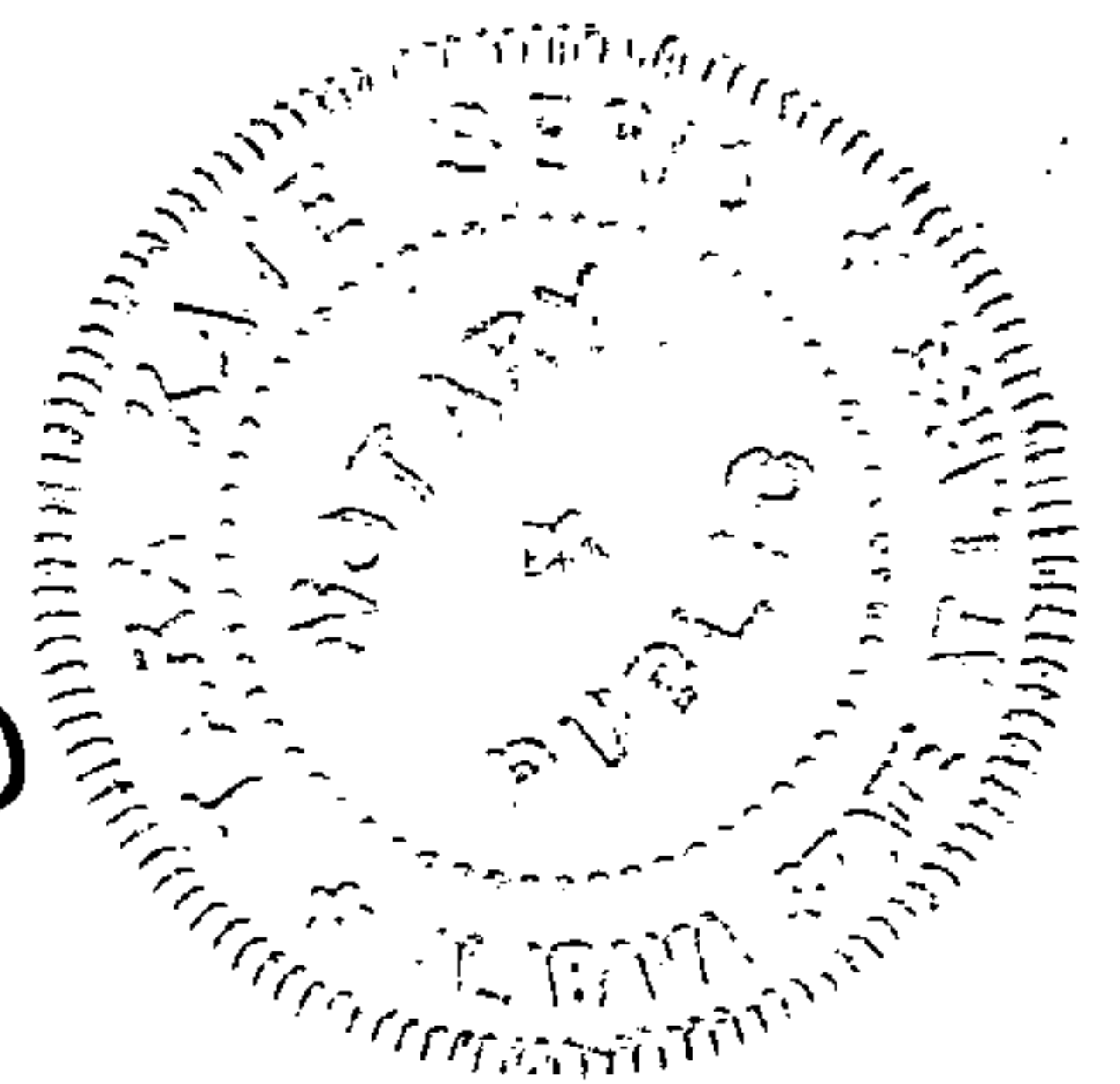
I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Christopher Travis Willis and Jill Willis whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of Dec., 2020.

Janet DeJew  
NOTARY PUBLIC

MY COMMISSION EXPIRES:

Aug. 4, 2024



Prepared by: Parker Law Firm, LLC  
Jeremy L. Parker  
1560 Montgomery Hwy Ste 205  
Birmingham, AL 35216



20201228000593800 2/3 \$108.00  
Shelby Cnty Judge of Probate, AL  
12/28/2020 02:50:05 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Christopher Willis
Mailing Address 6151 Hwy 13 Helena AL 35080

Grantee's Name Jill Willis
Mailing Address 6151 Hwy 13 Helena AL 35080

Property Address 6151 Hwy 13 Helena AL 35080

Date of Sale 12/28/20
Total Purchase Price \$ 179900
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
Sales Contract
Closing Statement
Appraisal
Other

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 12/28/20

Print Chris Willis

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

