

This Instrument was Prepared by:

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

File No.: MV-20-26818

Send Tax Notice To: Leslie Carlisle
Jessica Carlisle

250 Hwy 67
Calera AL 35040

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 **Three Hundred Six Thousand Five Hundred Dollars and No Cents (\$306,500.00)**, 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, **Sidney M. Bird, III**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leslie Carlisle and Jessica Carlisle**, (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.
No part of the homestead of the Grantor herein or his spouse if any.

\$300,948.00 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 30th day of December, 2020.

Sidney M. Bird III
Sidney M. Bird, III

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 Sidney M. Bird, III, 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 30th day of December, 2020.

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



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 3/4" iron rod found in place at the Northwest corner of Section 11, Township 24 North, Range 13 East; thence run southerly along the West boundary line of said Section 11, a distance of 3579.03 feet to a point; thence turn an angle of 91 degrees 32 minutes 00 seconds to the left and run easterly a distance of 2634.17 feet to a #5 rebar w/cap set at the point of beginning of the parcel of land herein described; thence continue along the same line of direction, a distance of 208.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run northerly a distance of 208.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run westerly a distance of 178.71 feet to a #5 rebar w/cap set; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run northerly a distance of 299.81 feet to a #5 rebar w/cap set on the Southeast prescriptive use right of way line of county highway No. 67; thence turn an angle of 126 degrees 28 minutes 36 seconds to the left and run Southwesterly along said right of way a distance of 37.31 feet to a #5 rebar w/cap set; thence turn an angle of 53 degrees 31 minutes 24 seconds to the left and leaving said right of way line, run southerly a distance of 486.34 feet to the point of beginning. Said parcel is lying in the NW 1/4 of SE 1/4, Section 11, Township 24 North, Range 13 East, Shelby County, Alabama.
According to the survey of John Gary Ray, dated February 2, 2000.

Real Estate Sales Validation Form

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

Grantor's Name	Sidney M. Bird, III	Grantee's Name	Leslie Carlisle
Mailing Address	2982 Co Rd 642	Mailing Address	Jessica Carlisle
	MENTONE AL 35984		250 Hwy 67
Property Address	250 Highway 67.	Date of Sale	December 30, 2020
	Calera, AL 35040	Total Purchase Price	\$306,500.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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.

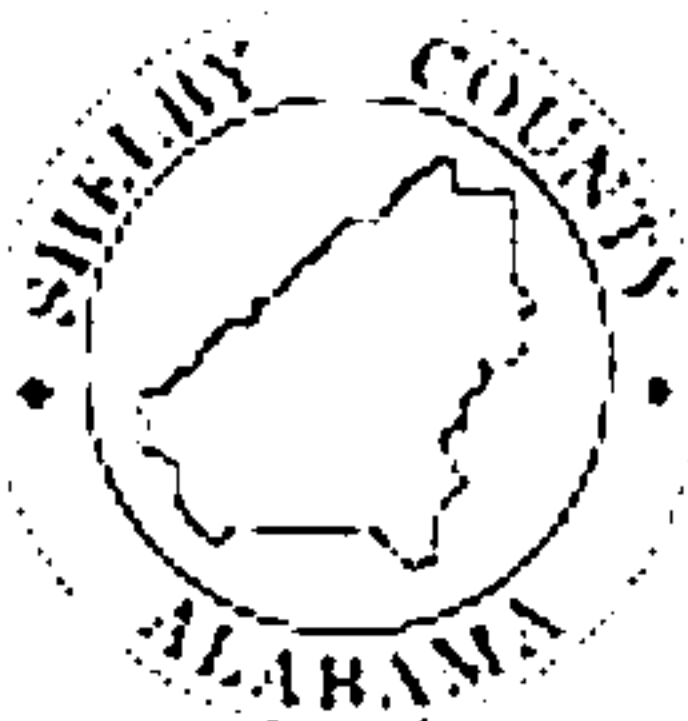
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 29, 2020	Print	Sidney M. Bird, III
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
12/30/2020 02:22:44 PM
\$34.00 CHARITY
20201230000601630

Allen S. Bayl