

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
John & Jane Roy
2570 Hwy 45
Sterrett, AL 35147

**GENERAL WARRANTY DEED
With Right of Survivorship**

STATE OF ALABAMA }
COUNTY OF SHELBY } **KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Four Hundred Fifty-Eight Thousand Dollars and NO/100 (\$458,000.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Barbara Walker (formerly known as Barbara W. Harbin), a single person,** (herein referred to as grantor), grant, sell, bargain and convey unto, **John L. Roy and Jane M. Roy** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in Shelby County, Alabama to wit:

From the Northeast corner of the Southeast 1/4 of Southwest 1/4 of Section 14, Township 18 South, Range 1 East, the point of beginning of property herein described run South 1 degree 25' 50" East along the 1/4 line 405.84 feet to an iron; thence North 88° 46' 10" West along the fence 890.76 feet to a corner post; thence South 14 degrees 13' 50" West 108.4 feet; thence continue South 14° 13' 50" West 280.93 feet; thence South 34 degrees 25' 50" West 185.73 feet to the Northwest corner of the Sills property; thence South 1 degree 25' 50" East 382.56 feet to the South Section line; thence North 88 degrees 46' 10" West 257.62 feet to the Southwest corner of the Southeast 1/4; thence North 1° 25' 50" West 310.00 feet, more or less, to the South line of Castlebury lot; thence South 88° 46' 10" East 105 feet; thence North 1° 25' 50" West 410 feet , thence North 88° 46' 10" West 105 feet; thence North 70° 38' 45" West to a 2.5 inch crimped iron pipe on the Easterly boundary of Shelby County Highway No. 45; thence run in a Northerly direction along said Easterly boundary 1027 feet, more or less, to a point where it crosses the centerline of the Old Bear Creek channel; thence follow said creek centerline to the point where it intersects the South line of the Northeast 1/4 of Southwest 1/4; thence along said 1/4-1/4 line to the intersection of the centerline of Bear Creek; thence continue along said centerline in North and East direction until it runs into the East line of the Northeast 1/4 of Southwest 1/4; thence South 1 degree 25' 50" East 145 feet, more or less to the point of beginning, being a part of the Southwest 1/4 of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$250,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

M202570

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants 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 do for myself, and my heirs executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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.

IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 22nd day of January, 2021

Barbara Walker
Barbara Walker

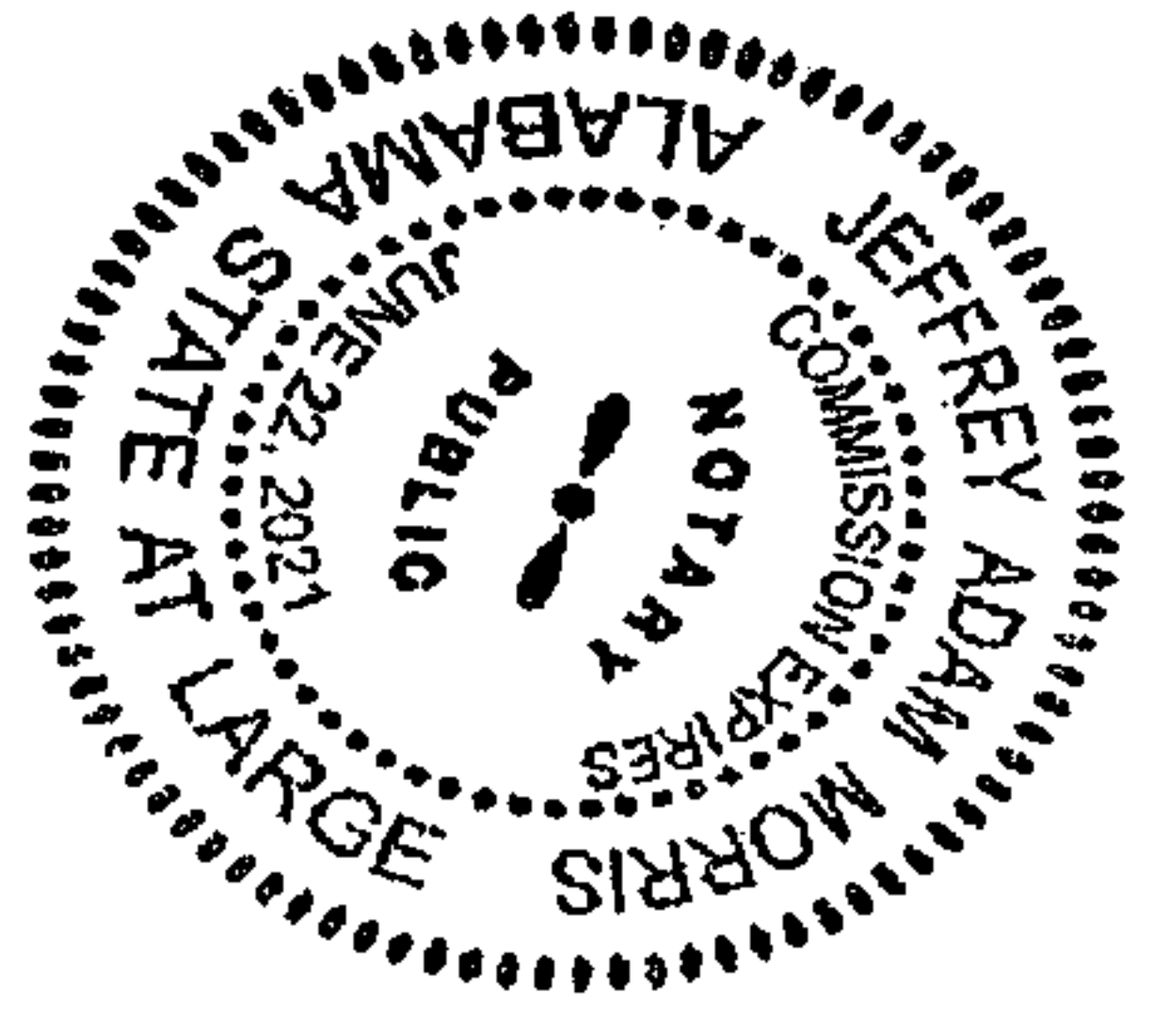
STATE OF Al
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Barbara Walker** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of January, 2021

Notary Seal

Notary Public
My commission expires: 6-22-2021



Real Estate Sales Validation Form

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

Grantor's Name	Barbara Walker	Grantee's Name	John L. Roy Jane M. Roy
Mailing Address	<u>5322 10th Ave S</u> <u>Alam AL 35222</u>	Mailing Address	<u>2570 Hwy 45</u> <u>Sterrett, AL 35147</u>
Property Address	2570 Hwy 45, Sterrett, AL 35147	Date of Sale	January 22nd, 2021
		Total Purchase Price	\$458,000.00
		Actual Value	or \$
		Assessor's Market Value	or \$

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 1-22-21

Print Jeff Murray

Sign [Signature]

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 01/27/2021 10:15:37 AM
 \$236.00 CHERRY
 20210127000044330

Allie S. Boyd