

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35061

File No.: S-21-26886

Send Tax Notice To: Hurcey H. Toney III
Joy Rulinda Toney

346 Strathaven Circle
Pelham, AL 35124

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 Thirty Five Thousand Dollars and No Cents (\$335,000.00), 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, Ann Barton, a married woman, John Wideman, a married man, Katherine Watters, a married woman, Margaret Ames, a married woman, Lawrence Russell Bleiberg, individually, and as the Personal Representative of The Estate of Elizabeth Wideman Bleiberg, PR # 2012-217192, Jefferson County, Alabama (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Hurcey H. Toney III and Joy Rulinda Toney, whose mailing address is AL (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is Vincent, AL; 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 Grantors herein or their spouses, if any.

\$284,700.00 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 28 day of

January, 2021.

Anne Barton

Anne Barton

State of AL

County of

I, Lady Anne Buchanan, a Notary Public in and for the said County in said State, hereby certify that Anne Barton, 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 28th day of January, 2021.

Lady Anne Buchanan

Notary Public, State of Alabama

My Commission Expires: _____


MY COMMISSION EXPIRES 01/27/2022

EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 43:

All that portion of the following description lying within the Northwest Quarter of the Northwest Quarter and part of Fraction "B", lying in Section 20, Township 19 South, Range 3 East, Shelby County, Alabama, more particularly described as follows:

Commence at the Northeast corner of Section 19, Township 19 South, Range 3 East, as a point of beginning; from this beginning point, proceed South 87 degrees 30 minutes West along the North boundary of said Section for a distance of 658.2 feet; thence proceed South 3 degrees 25 minutes for a distance of 1324.2 feet; thence proceed North 87 degrees 30 minutes East for a distance of 658.2 feet to a point on the East boundary of said Section 19; thence proceed North 86 degrees 41 minutes East for a distance of 2877.0 feet to a point on the West bank of Coosa River; thence proceed North 50 degrees 04 minutes West along the West bank of said river for a distance of 391.8 feet; thence proceed South 86 degrees 17 minutes West for a distance of 1015.0 feet; thence proceed North 3 degrees 43 minutes West for a distance of 839.4 feet; thence proceed South 86 degrees 41 minutes West for a distance of 50 feet; thence proceed North 3 degrees 43 minutes for a distance of 242.2 feet to a point on the North boundary of Fraction "B" of Section 20; thence proceed South 86 degrees 41 minutes West along the North boundary of said Fraction "B" and along the North boundary of Section 20 for a distance of 1524.8 feet to the point of beginning.

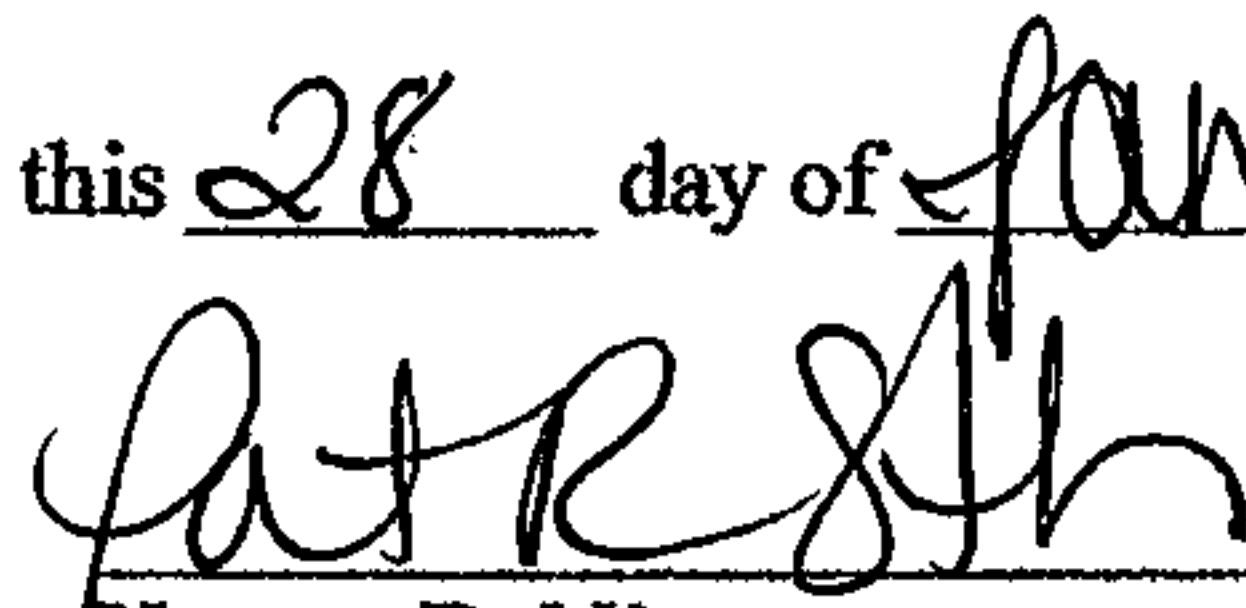


John Wideman

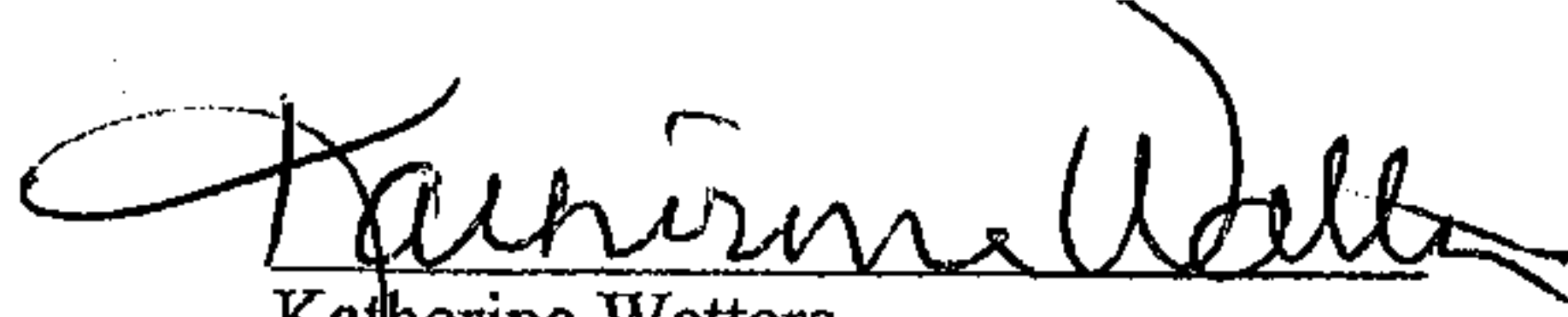
STATE OF Alabama
COUNTY OF Cullman

I, Patience E. Smith, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Wideman who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28 day of January 2021




Notary Public
My Commission Expires: 2-27-2024


Katherine Watters

STATE OF *North Carolina*
COUNTY OF *New Hanover*

I, *Joanne Gorman* the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Katherine Watters who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this *28th* day of *January*, *2021*.

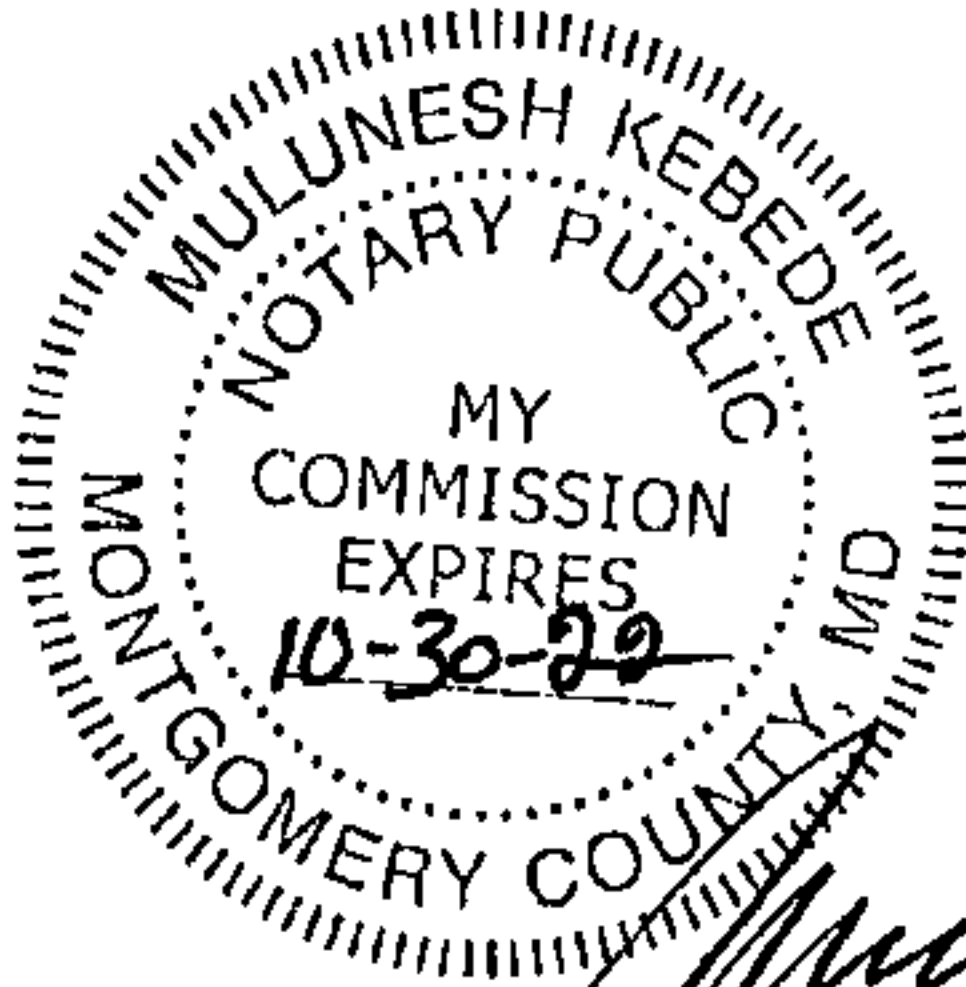

Notary Public
My Commission Expires: *10/27/2025*

Margaret v Ames
Margaret Ames

STATE OF
COUNTY OF

I, Mulunesh Kebede the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Margaret Ames who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29 day of Jan, 2021.



Mulunesh Kebede
Notary Public
My Commission Expires: 10-30-2022

Mulunesh Kebede

The Estate Of Elizabeth Wideman
Bleiberg, PR # 2012-217192,
Jefferson County, Alabama

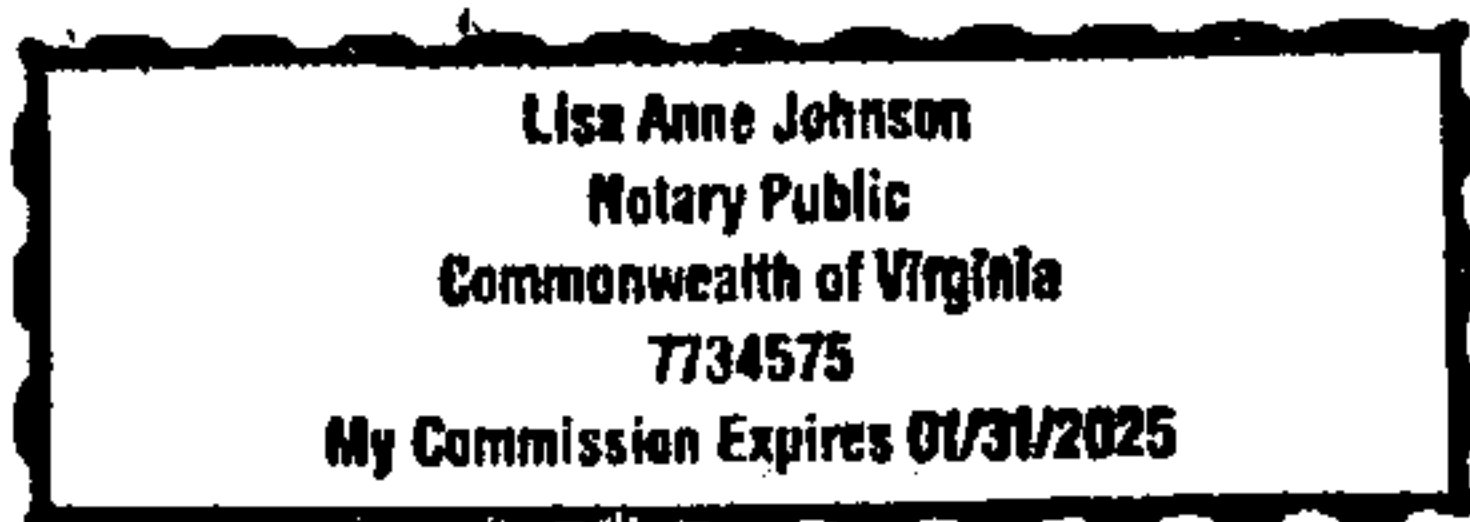
Lawrence Russell Bleiberg
Lawrence Russell Bleiberg
Personal Representative

Lawrence Russell Bleiberg
Lawrence Russell Bleiberg
Individually

STATE OF Virginia
COUNTY OF Charlottesville
City

I, Lisa A. Johnson the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lawrence Russell Bleiberg individually and as Personal Representative of the Estate of Elizabeth Wideman Bleiberg, PR # 2012-217192, Jefferson County, Alabama who name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of January, 2021.



[Signature]
Notary Public
My Commission Expires: 1-31-2025

Real Estate Sales Validation Form

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

Grantor's Name	Anne Barton John Wideman Katherine Walters Margaret Ames Lawrence Russell Bleiberg The Estate of Elizabeth Wideman Bleiberg, PR # 2012-217192, Jefferson County, Alabama	Grantee's Name	Hurcey H. Toney III Joy Rutinda Toney
Mailing Address		Mailing Address	346 STRATHAUGEN CIRCLE PELHAM, AL 35124
Property Address	Vincent, AL	Date of Sale	January 27, 2021
		Total Purchase Price	\$335,000.00
		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 January 27, 2021

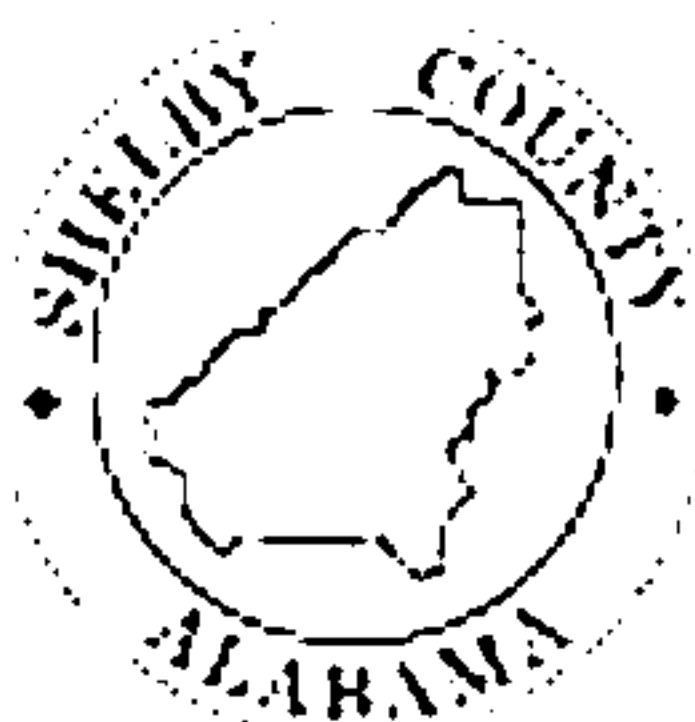
Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2021 02:36:17 PM
\$383.00 JESSICA
20210203000058060

Form RT-1

Allen S. Bayl