



20210219000085190 1/5 \$37.00
Shelby Cnty Judge of Probate, AL
02/19/2021 12:38:10 PM FILED/CERT

WARRANTY DEED
WITH RIGHTS OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

Send Tax Notice to:
740 Morgan Street
Montevallo, AL 35115

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Ten Dollars (\$10.00) and other valuable consideration, to the undersigned Grantors, **DANA CAROL HENRY** and **TRACY LYNNE BRADFORD**, Tenants in common, and in agreement with **JAMES W. WILLIS** and wife **PATRICIA L. WILLIS** with a Life Estate in said property, with in hand paid by the Grantees herein, the receipt of which is hereby acknowledged by said Grantors, Grantors do, by these presents grant, bargain, sell and convey unto **BRADLEY EDISON SMITH** and wife, **TANYA MARIE SMITH**, herein referred to as Grantees, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Part of Lot 2, according to the Map of Alma H. Jeter's Addition to Montevallo, an unrecorded subdivision (plat being shown in Deed Book 96, Page 140, in the Office of the Judge of Probate of Shelby County, Alabama) more particularly described as follows: Commence at the point of intersection of Southeasterly right of way line of Morgan Street and the Southeasterly right of way line of Vine Street in the town of Montevallo, Alabama and run Southwesterly along the Southeasterly right of way line of said Morgan Street for a measured distance of 79.1 feet to the point of beginning; thence continue along said right of way line for a distance of 75.00 feet; thence Southeasterly and parallel to the Southwesterly right of way line of said Vine Street for a distance of 100.00 feet; thence Northeasterly and parallel to said Morgan Street for a distance of 75.00 feet; thence Northwesterly and parallel to said Vine Street for a distance of 100.00 feet to a point of beginning.

Prior Deed Description: Instrument 2019-84150

Property Address: 740 Morgan Street. Montevallo, AL 35115

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting this title to the above described property.

Homestead Clause: The above described property is not the homestead of the Grantors herein.

TO HAVE AND TO HOLD unto the said Grantees, as joint tenants with rights of survivorship, their heirs and

*Prepared by Patricia Lynne Willis
2556 Hwy 35 Pelham AL 35124*



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assigns forever. And we do for ourselves and our heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances and that we have a good right to sell and convey the same as aforesaid; that we will and our heirs and personal representatives shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons. The above conveyance includes all structures presently built, constructed, or set on the above described property.

Title work was not requested nor performed and the scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof except that expressly given within the Title Opinion. A survey was not provided to the scrivener for the preparation of this deed. The description was taken from prior Deed description: Instrument 2019-84150.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance hereto sets its signature and seal, this the 19 day of February, 2021.

[Signature]
 WITNESS

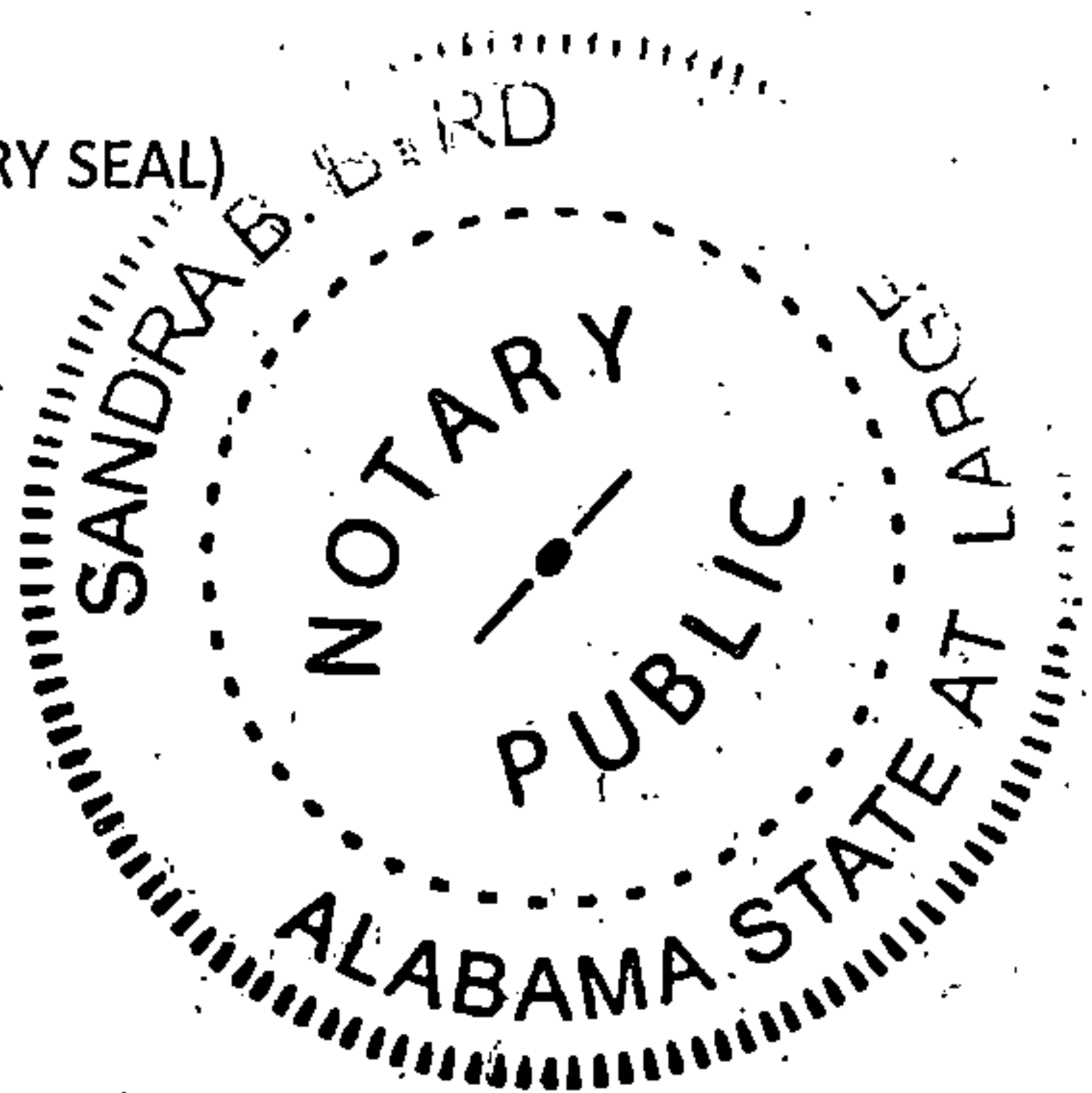
GRANTORS:
[Signature]
DANA CAROL HENRY
 (Tenant in common)

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, *[Signature]* a notary Public for the State of Alabama, do hereby certify that **DANA CAROL HENRY**, whose 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of February, 2021.

(NOTARY SEAL)



[Signature]
 Notary Public
 My commission expires
 MY COMMISSION EXPIRES: 08/24/2021



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Amos L Williams
 WITNESS

Tracy Lynne Bradford
TRACY LYNNE BRADFORD
 (Tenant in common)

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, *Sandra B Byrd*, a notary Public for the State of Alabama, do hereby certify that **TRACY LYNNE BRADFORD**, whose 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of February, 2021.

(NOTARY SEAL)

Sandra B Byrd
 Notary Public
 My commission expires 08/24/2021

Amos L Williams
 WITNESS

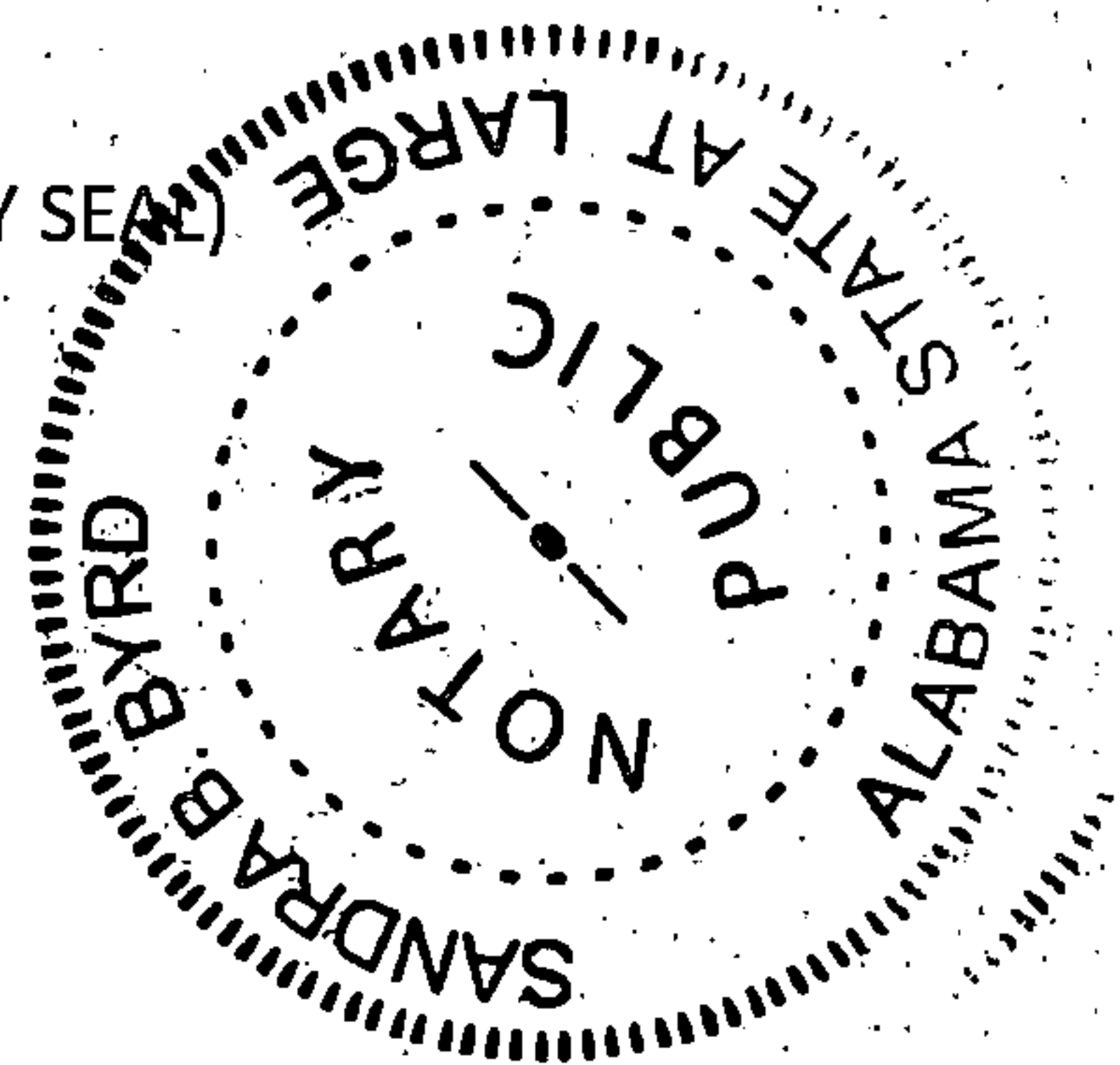
James W. Willis
JAMES W. WILLIS
 (Life Estate tenant)

STATE OF ALABAMA)
 COUNTY OF SHELBY)

I, *Sandra B Byrd*, a notary Public for the State of Alabama, do hereby certify that **JAMES W. WILLIS**, whose 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19 day of February, 2021.

(NOTARY SEAL)



Sandra B Byrd
 Notary Public
 My commission expires _____
 MY COMMISSION EXPIRES: 08/24/2021



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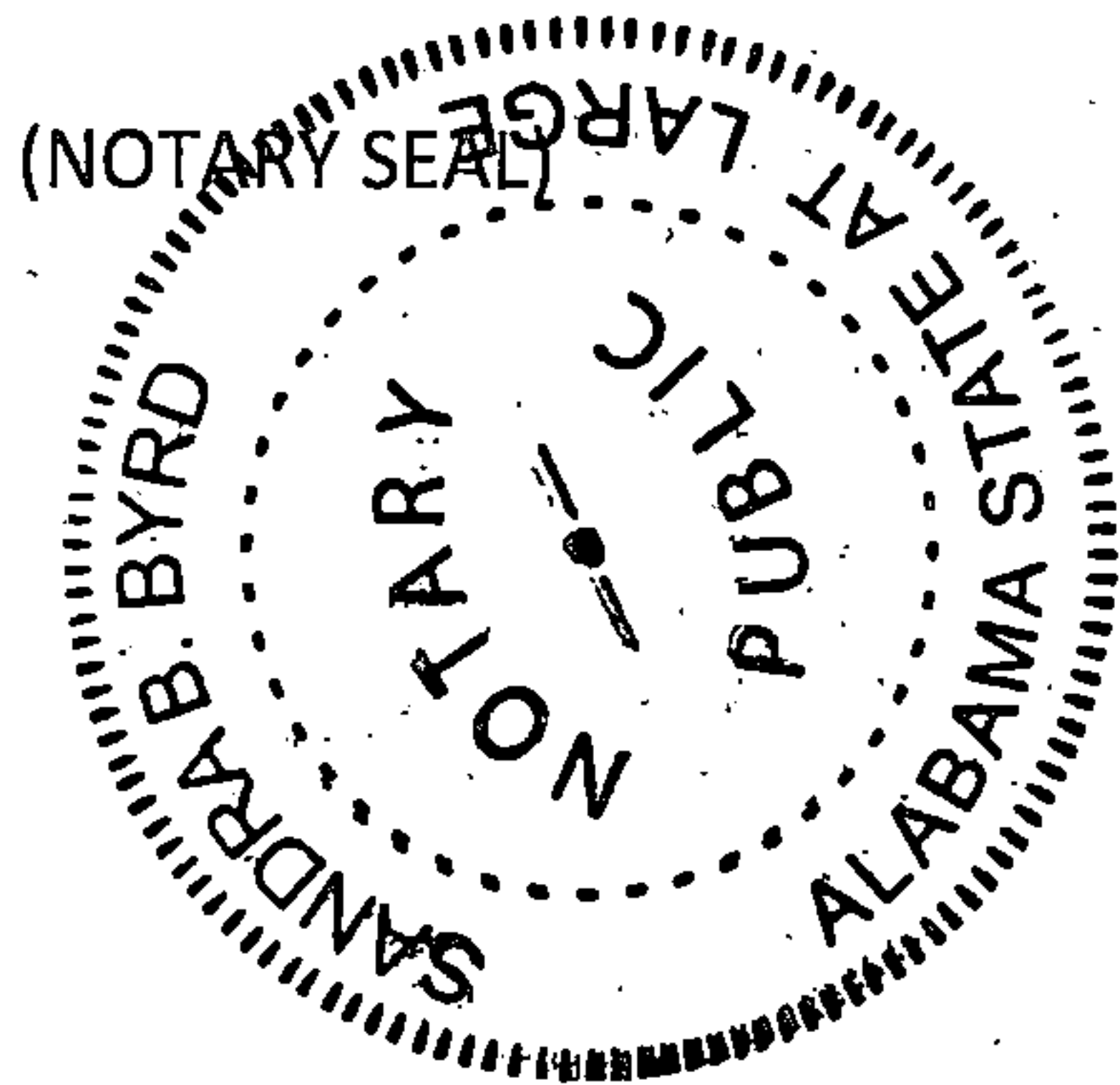
Amos J. Williams
WITNESS

Patricia Lynne Willis
PATRICIA LYNNE WILLIS
(Life Estate tenant)

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, *Sandra B. Byrd* a notary Public for the State of Alabama, do hereby certify that **PATRICIA LYNNE WILLIS**, whose 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 said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 19th day of February, 2021.



Sandra B. Byrd
MY COMMISSION EXPIRES: 08/24/2021
My commission expires: _____

Real Estate Sales Validation Form

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

Grantor's Name Dana Carol Henry Grantee's Name Bradley Edison + Tanya Marie Smith
Mailing Address 121 County Rd 449 Verbena AL 36091 Mailing Address 740 Morgan St
Tracy Lynne Bradford Montevallo AL 35115
100 Emerald Lake Dr. Pelham AL 35124
Property Address 740 Morgan St. Date of Sale February 19, 2021
Montevallo AL 35115 Total Purchase Price \$ 99,000
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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 2-19-21

Print Bradley Edison Smith

Unattested

(verified by)

Sign

Bradley Edison Smith
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



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