

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: CHL2100064

Send Tax Notice To: Wayne Drummond

466 Hwy 47
Columbiana, AL 35051

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 **One Hundred Forty Nine Thousand Five Hundred Dollars and No Cents (\$149,500.00)**, 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, **Kathleen Bray, a single woman and Jennifer Bray Murphree, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Wayne Drummond and Amy Drummond**, (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

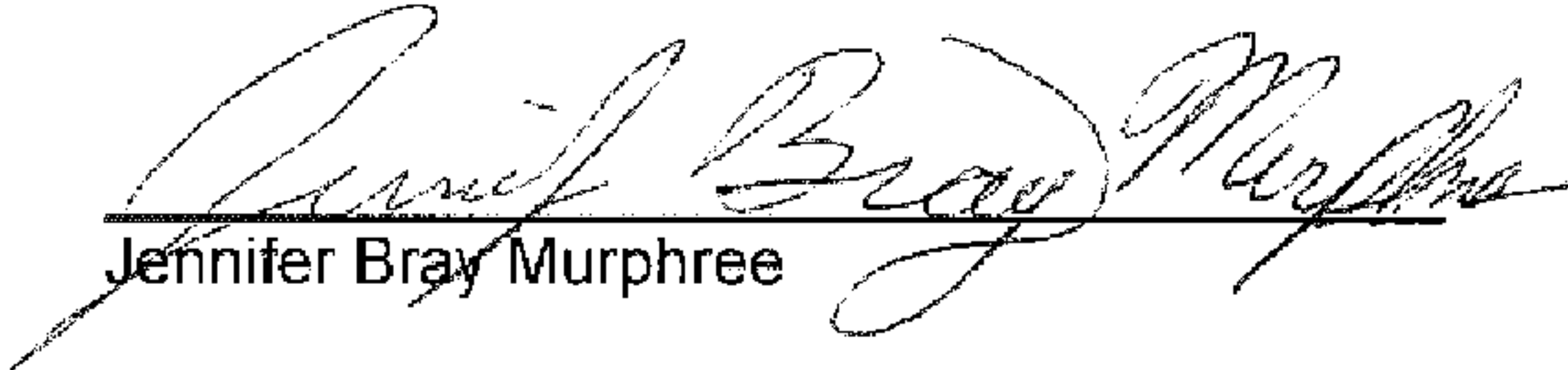
Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
Jennifer Bray and Jennifer Bray Murphree are one in the same person

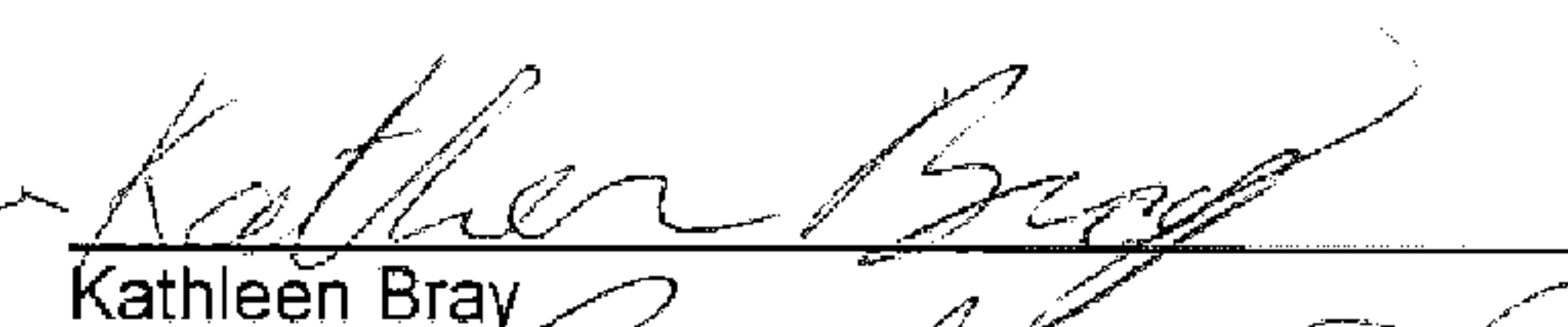
\$119,600.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

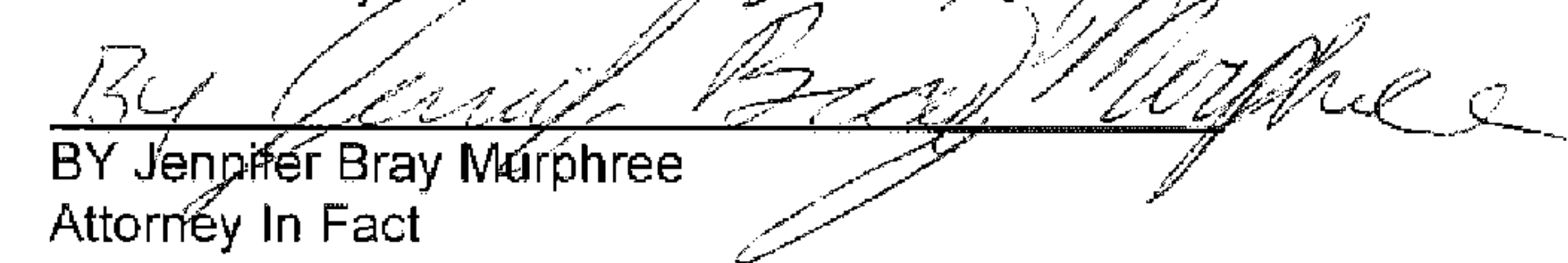
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 12th day of March, 2021.


Jennifer Bray Murphree


Kathleen Bray


BY Jennifer Bray Murphree
Attorney In Fact

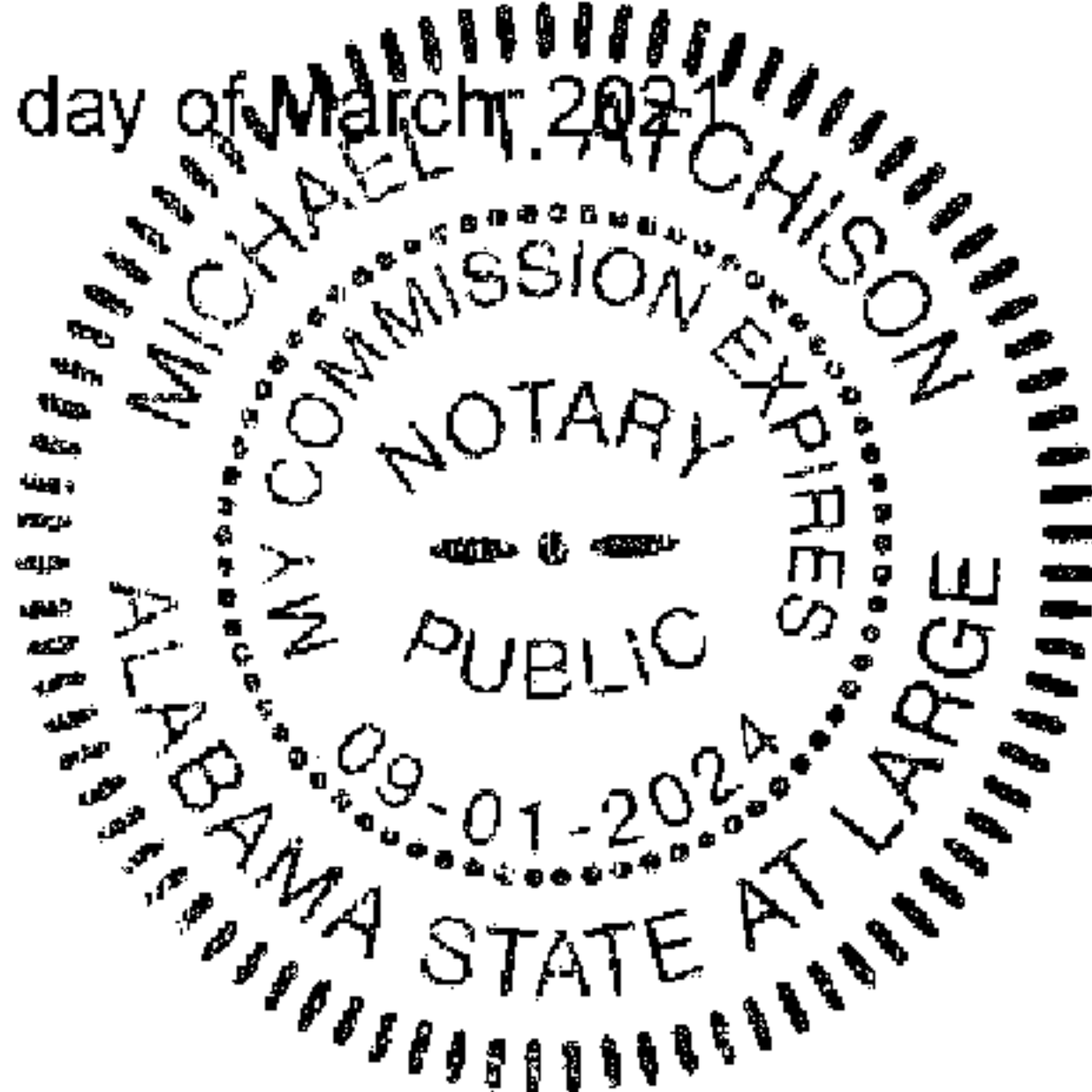
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jennifer Bray Murphree and Jennifer Bray Murphree as Attorney in Fact for Kathleen Bray, 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 12th day of March, 2021


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



File No: CHL2100064

EXHIBIT "A"

PARCEL I:

Commence at the Southwest corner of the NW 1/4 of the NW 1/4, Section 36, Township 21 South, Range 1 West; thence run East along the South line of said 1/4-1/4 section a distance of 556.56 feet, to the center line of a L & N Railroad (track removed); thence turn an angle of 109 degrees 38 minutes 39 seconds to the left and run along the center line of said railroad, a distance of 84.10 feet; thence turn an angle of 82 degrees 30 minutes 00 seconds to the right and run a distance of 40.34 feet to the point of beginning; thence continue in the same direction a distance of 52.08 feet; thence turn an angle of 88 degrees 24 minutes 55 seconds to the left and run a distance of 100.00 feet; thence turn an angle of 88 degrees 24 minutes 55 seconds to the right and run a distance of 175.00 feet, to the West right of way of Shelby County Highway No. 47; thence turn an angle of 88 degrees 54 minutes 18 seconds to the left and run along said highway right of way a distance of 160.45 feet; thence turn an angle of 01 degree 53 minutes 34 seconds to the left and continue along said highway right of way a distance of 380.00 feet; thence turn an angle of 66 degrees 02 minutes 25 seconds to the left and run a distance of 147.57 feet; thence turn an angle of 105 degrees 39 minutes 43 seconds to the left and run a distance of 704.42 feet, to the point of beginning. Situated in the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL II:

A parcel of land in the NW 1/4 of NW 1/4, of Section 36, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the SW corner of the NW 1/4 of the NW 1/4 of Section 36, Township 21 South, Range 1 West; thence run East, along the South line of said 1/4-1/4 section a distance of 556.56 feet; thence turn a deflection angle of 109 degrees 38 minutes 39 seconds to the left and run a distance of 84.10 feet; thence turn a deflection angle of 82 degrees 30 minutes 00 seconds to the right and run a distance of 92.42 feet, to the point of beginning; thence continue in the same direction a distance of 50.00 feet; thence turn a deflection angle of 88 degrees 24 minutes 55 seconds to the left and run a distance of 100.00 feet; thence turn a deflection angle of 91 degrees 35 minutes 05 seconds to the left and run a distance of 50.00 feet; thence turn a deflection angle of 88 degrees 24 minutes 55 seconds to the left and run a distance of 100.00 feet, to the point of beginning.

PARCEL III:

Begin at the Northwest corner of Section 36, Township 21 South, Range 1 West and run easterly along the North side of the said section for 67.10 feet to a point in the centerline of the Louisville and Nashville Railroad; thence turn an angle of 70 degrees 10 minutes 02 seconds to the right and run southeasterly along the centerline of the said railroad for 625.76 feet; thence turn an angle of 71 degrees 18 minutes 23 seconds to the left and run easterly for 42.23 feet to a point on the East right of way of said railroad, said point being the point of beginning; thence continue easterly along the last described course for 150.18 feet to point on the West right of way of Shelby County Road No. 47; thence turn an angle of 116 degrees 59 minutes to the left and run northwesterly along the West right of way of said road for 285.60 feet; thence turn an angle of 62 degrees 03 minutes 17 seconds to the left and run westerly for 107.33 feet to a point on the East right of way of the L & N Railroad; thence turn an angle of 109 degrees 39 minutes 20 seconds to the left and run southeasterly along the East right of way of said railroad for 270.59 feet back to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/12/2021 03:44:37 PM
 \$58.00 CHARITY
 20210312000125730

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Jennifer Bray Kathleen Bray	Grantee's Name	Wayne Drummond
Mailing Address	<u>4427 Highway 60</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>466 Hwy 47</u> <u>Columbiana, AL</u> <u>35051</u>
Property Address	<u>466 Highway 47</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 12, 2021</u>
		Total Purchase Price	<u>\$149,500.00</u>
		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 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 March 12, 2021

Print Jennifer Bray

Unattested

Sign *Jennifer Bray*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)