

This Instrument was Prepared by:

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

File No.: S-21-27017

Send Tax Notice To: Steven T. Yeater
Brandy L. Yeater

716 Four H. Rd
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 **Forty Thousand Dollars and No Cents (\$40,000.00)**, 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, **Jeffery Elliott and Nicole Elliott**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Steven T. Yeater and Brandy L. Yeater**, (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

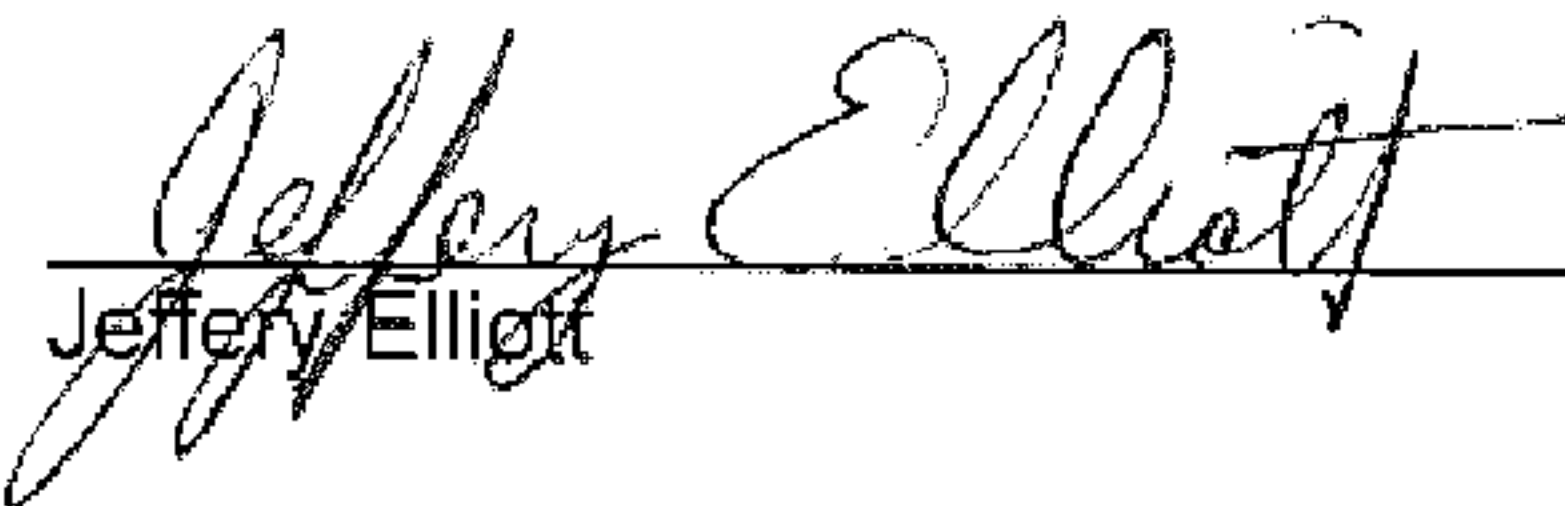
Property may be subject to taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

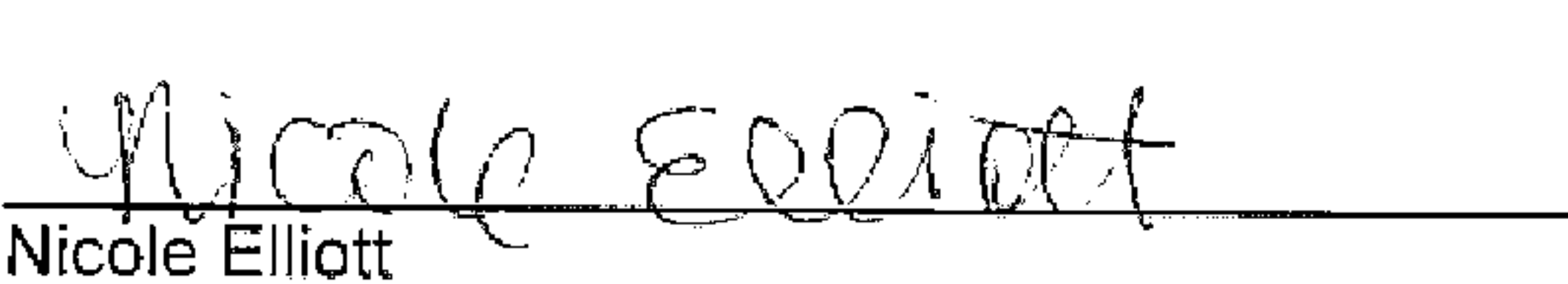
\$42,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.


Jeffery Elliott

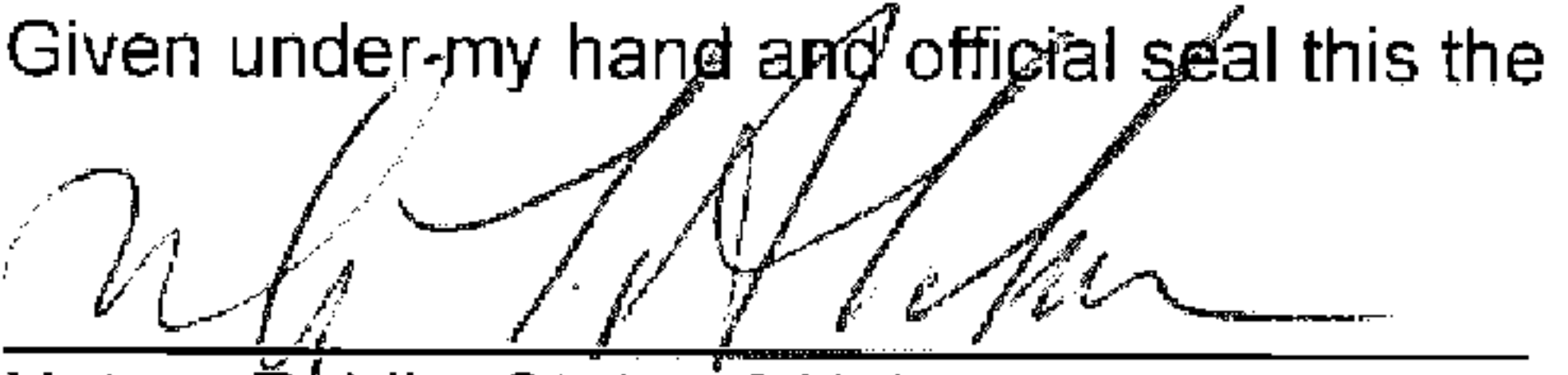

Nicole Elliott

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 Jeffery Elliott and Nicole Elliott, 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

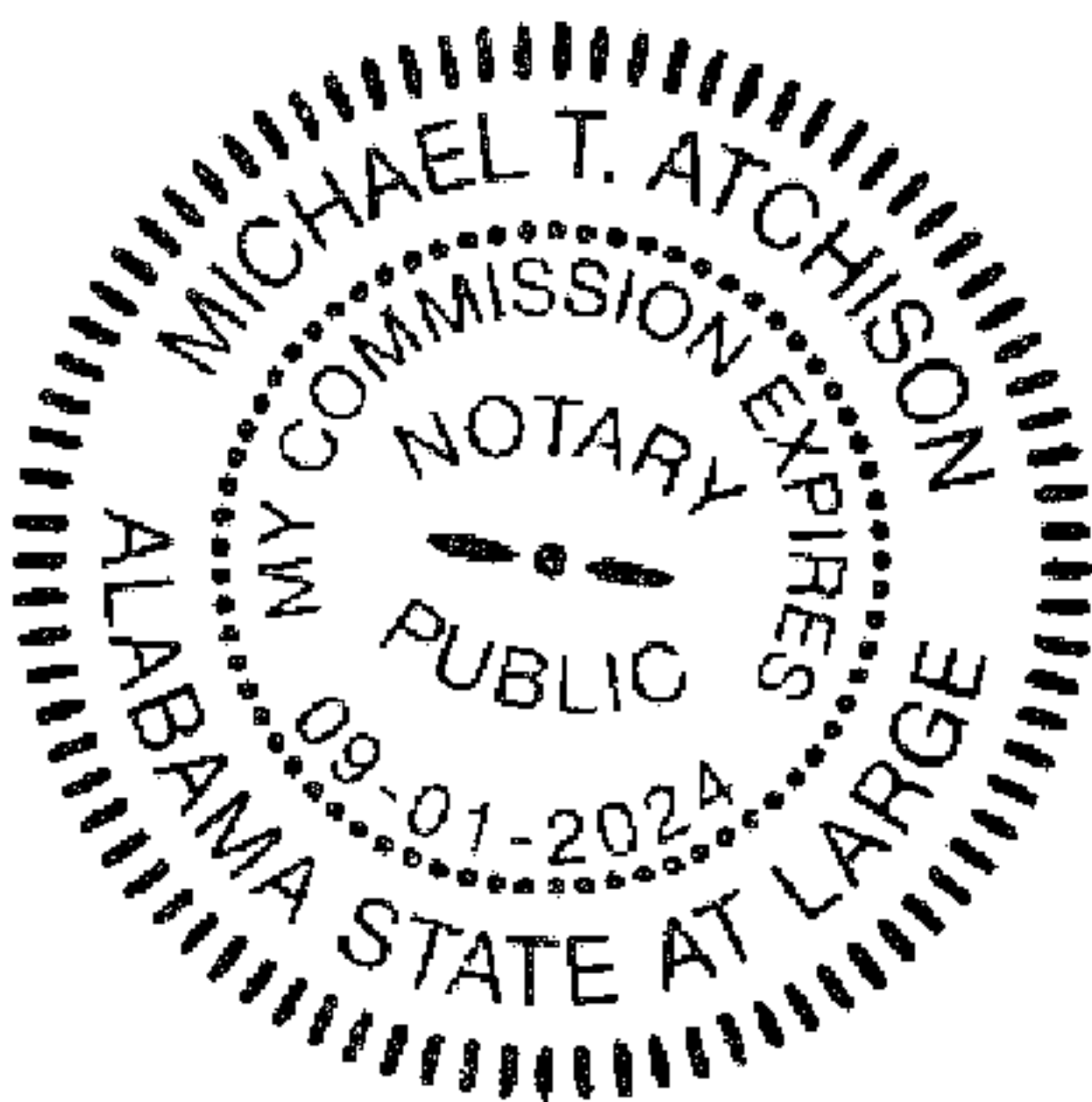


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southwest Quarter of the Southwest Quarter of Section 23, Township 21 South, Range 1 East, being more particularly described as follows:

Commencing at a 1 1/2" pipe found at the Northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 23; thence South 00 degrees 43 minutes 13 seconds East, along the East line of said sixteenth section, a distance of 449.92 feet to a 1" rebar, found at the Point of Beginning; thence South 51 degrees 37 minutes 12 seconds West, a distance of 357.00 feet to a point; thence South 38 degrees 22 minutes 48 seconds East, a distance of 83.00 feet to a point; thence South 17 degrees 53 minutes 10 seconds East, a distance of 128.84 feet to a point; thence North 77 degrees 29 minutes 10 seconds East, a distance of 198.42 feet to a point; thence North 00 degrees 46 minutes 26 seconds West, a distance of 366.37 feet to the Point of Beginning.

Real Estate Sales Validation Form

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

Grantor's Name	Jeffery Elliott Nicole Elliott	Grantee's Name	Steven T. Yeater Brandy L. Yeater
Mailing Address	<u>600 Paradise Cove Ln</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>716 Four H Rd</u> <u>Columbiana, AL 35051</u>
Property Address	<u>570 Paradise Cove Ln.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>March 12, 2021</u>
		Total Purchase Price	<u>\$40,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u>	Bill of Sale	<u></u>	Appraisal
<u></u>	Sales Contract	<u></u>	Other
<u></u>	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 09, 2021

Print Jeffery Elliott

Unattested

Sign Jeffery Elliott

(verified by)

Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/12/2021 04:07:04 PM
\$29.00 CHARITY
20210312000126030

Form RT-1

Allen S. Bayl