

This Instrument was Prepared by:

Send Tax Notice To: Randall Tucker

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-21-26414

242 Hwy 46  
Shelby AL 35143

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 Dollar and No Cents (\$1.00)**, 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, Randall Lee Tucker and wife, Amanda D. Tucker (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Randall Lee Tucker and Amanda D. Tucker (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.

\$130,240.00 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.

  
Randall Lee Tucker

  
Amanda D. Tucker

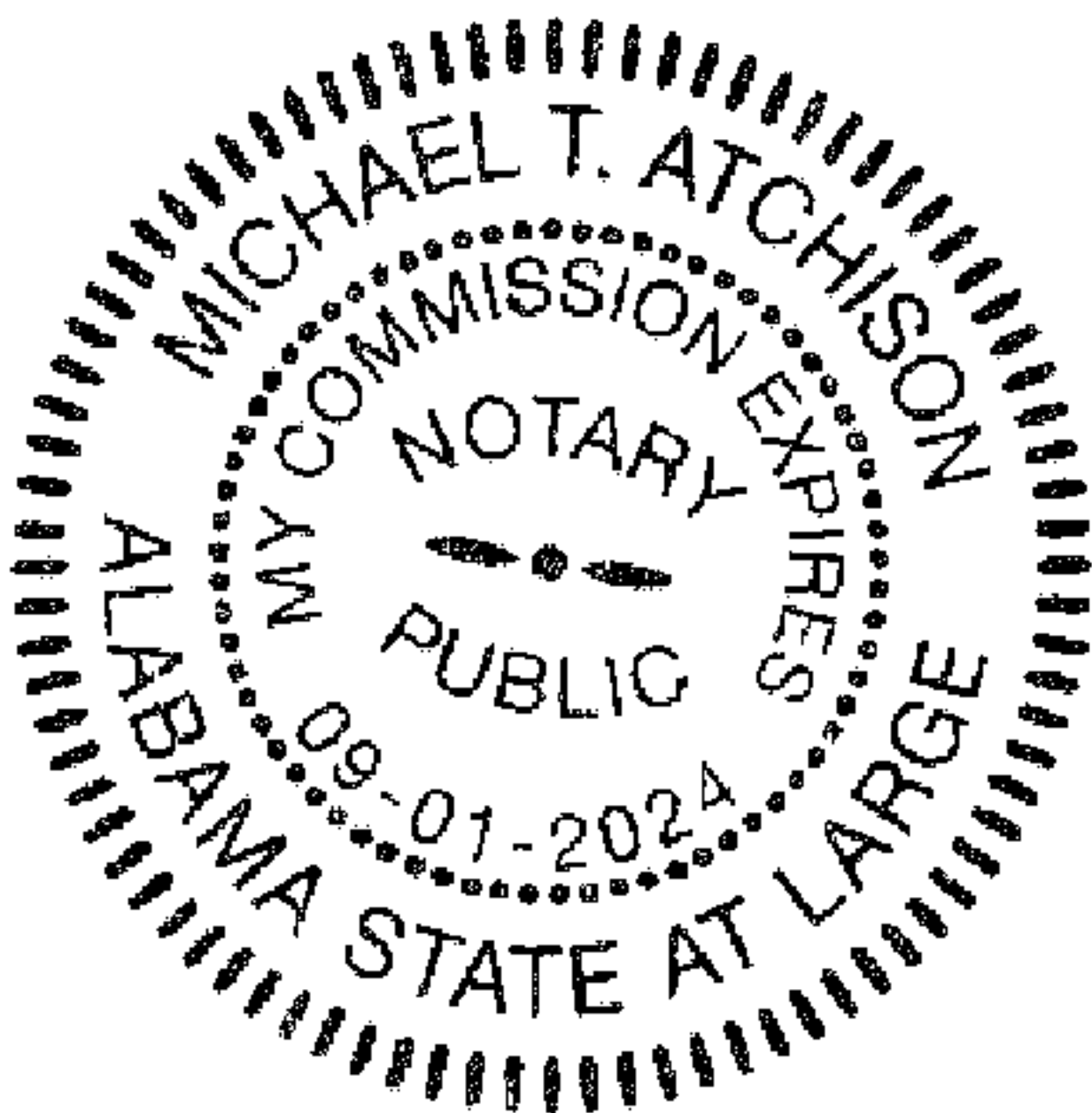
State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Randall Lee Tucker and Amanda D. Tucker, 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  
My Commission Expires: September 01, 2024





**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL I:**

A parcel of land in the Southwest quarter of the Southeast quarter of Section 4, Township 24 North, Range 15 East, being more particularly described as follows:  
Commencing at a rail found at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 4; thence North 03 degrees 41 minutes 42 seconds East, along the East line of said sixteenth section, a distance of 511.29 feet to a 1" rebar found, on the South right of way of County Road 46; thence North 72 degrees 34 minutes 34 seconds West along said right of way a distance of 189.00 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 41 minutes 42 seconds West, a distance of 155.58 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165" set at the point of beginning; thence North 87 degrees 09 minutes 43 seconds West, a distance of 110.53 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 03 degrees 32 minutes 58 seconds East, a distance of 150.59 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 88 degrees 48 minutes 06 seconds East a distance of 91.62 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; North 03 degrees; thence North 03 degrees 41 minutes 42 seconds East a distance of 147.05 feet to the point of beginning.

**ALSO Easement described as:**

Commencing at a rail found at the Southeast corner of the Southwest quarter of the Southeast quarter of said Section 4; thence North 03 degrees 41 minutes 42 seconds East, along the East line of said sixteenth section, a distance of 511.59 feet to a 1" rebar found, on the South right of way of County Road 46; thence North 72 degrees 34 minutes 34 seconds West, along said right of way a distance of 137.53 feet to a 1/2" rebar set with a cap stamped, "S. Wheeler RPLS 16165" at the point of beginning; thence North 72 degrees 34 minutes 34 seconds West along said right of way, a distance of 51.47 feet to a 1/2" rebar set with a cap stamped, "S. Wheeler RPLS 16165"; thence South 03 degrees 41 minutes 42 seconds East, a distance of 302.63 feet to a 1/2" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 86 degrees 18 minutes 18 seconds East a distance of 50.00 feet to a 1/2" rebar set, with a cap stamped "S/ Wheeler, RPLS 16165"; thence North 03 degrees 41 minutes 42 seconds East, a distance of 290.41 feet to the point of Beginning.

According to the survey of Sid Wheeler, dated May 27, 1999.



## Real Estate Sales Validation Form

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

|                  |                            |                         |                           |
|------------------|----------------------------|-------------------------|---------------------------|
| Grantor's Name   | <u>Randall Lee Tucker</u>  | Grantee's Name          | <u>Randall Lee Tucker</u> |
| Mailing Address  | <u>242 Highway 46</u>      | Mailing Address         | <u>242 Highway 46</u>     |
|                  | <u>Shelby, 35143 35143</u> |                         | <u>Shelby, AL 35143</u>   |
| Property Address | <u>242 Highway 46</u>      | Date of Sale            | <u>March 12, 2021</u>     |
|                  | <u>Shelby, AL 35143</u>    | Total Purchase Price    | <u>5,000.00</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>  </u> | Bill of Sale      | <u>  </u> | Appraisal |
| <u>xx</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 11, 2021

Print Randall Lee Tucker

   Unattested

Sign Randall Lee Tucker

(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  
03/17/2021 12:27:46 PM  
\$29.00 CHARITY  
20210317000134160

Form RT-1

*Alvin S. Bayl*