

This Instrument was Prepared by:

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

Send Tax Notice To: Mike Gannon
Phillip Willis
Donna Gannon
Debra Willis

155 Spinner Dr
Shelby AL 35143

File No.: MV-21-26978

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 Seven Thousand Five Hundred Dollars and No Cents (\$107,500.00)**, 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, Mike Gannon, a married man and Phillip Willis, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dennis M. Gannon III and Donna S. Gannon and Phillip J. Willis and Debra T. Willis**, (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.


No part of the homestead of the Grantors herein or their spouses.


\$215,000.00 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 18th day of March, 2021.


Mike Gannon


Phillip Willis

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 Mike Gannon and Phillip Willis, 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 18th day of March, 2021.

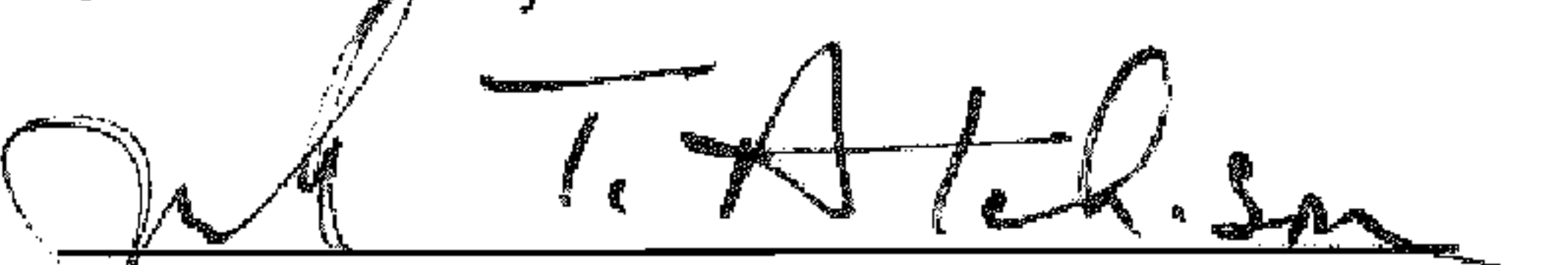

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024



EXHIBIT "A"
LEGAL DESCRIPTION

Begin at Southeast corner of NE 1/4 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian; thence run North along East line of said NE 1/4 of SW 1/4 a distance of 953.11 feet for point of beginning; thence continue said course a distance of 334.0 feet to water's edge of Lay Lake, turn left an angle of 128 degrees 19 minutes 50 seconds and run southwesterly along said water's edge a distance of 83.98 feet, turn right an angle of 34 degrees 03 minutes and continue westerly long said water's edge a distance of 22.13 feet; thence turn left an angle of 90 degrees 36 minutes 10 seconds and run southerly a distance of 281.29 feet; turn left an angle of 85 degrees 07 minutes and run easterly a distance of 64.0 feet to point of beginning; being in NE 1/3 of SW 1/4, Section 12, Township 24 North, Range 15 East, St. Stephens Meridian, and situated in Shelby County, Alabama



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/19/2021 10:03:36 AM
 \$31.00 CHARITY
 20210319000138400

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	Mike Gannon Phillip Willis	Grantee's Name	Mike Gannon Phillip Willis Donna Gannon Debra Willis
Mailing Address	<u>186 August Rd</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>155 Spinner Dr</u> <u>Shelby, AL 35413</u>
Property Address	<u>155 Spinner Dr.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 18, 2021</u>
		Total Purchase Price	_____
		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	<u>xx</u> Other <u>1/2 tax value</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 18, 2021

Print Mike Gannon

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1