



20210414000185570 1/3 \$40.50
Shelby Cnty Judge of Probate, AL
04/14/2021 10:52:20 AM FILED/CERT

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Casey Andrew Ballenger and Hannah Vick Ballenger

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this April 13, 2021, That for and in consideration of **TEN AND NO/100 (\$10.00)** **DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **GRANTOR VICKIE ANN VICK (WHO IS ONE AND THE SAME PERSON ALSO KNOWN AS VICKIE VICK)**, an unmarried person, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **CASEY ANDREW BALLENGER and HANNAH VICK BALLENGER**, (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

A parcel of land situated in the NW 1/4 of the SW 1/4 of Section 25, Township 19 South, Range 2 East, Shelby County, Alabama, also known as Lot 1 of Ballenger Plat as recorded in Map book 54, Page 22 in the Probate Office of Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the SW 1/4 of Section 25, Township 19 South, Range 2 East, Shelby County, Alabama; thence S 00°37'26" E a distance of 640.79'; thence N89°22'34" E a distance of 29.75' to the easterly right of way line of Glaze Ferry Road and the Point of Beginning; thence N 89°16'35" E a distance of 293.00'; thence S 00°38'52" E a distance of 401.69'; thence S 70°44'59" W a distance of 155.21'; thence S 77°05'31" W a distance of 149.51' to said easterly right of way; thence N 00°37'25" W, along said right of way, a distance of 482.56' to the Point of Beginning.

Containing 3.00 acres, more or less.

Subject to:

1. General and special taxes or assessments for the year 2021 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

Shelby County, AL 04/14/2021
State of Alabama
Deed Tax: \$12.50

NO TITLE OPINION RENDERED NOR REQUESTED WHEN PREPARING THIS DEED.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 13, 2021.

GRANTOR:



Vickie Ann Vick (who is one and the same person also known as Vickie Vick)

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Vickie Ann Vick (who is one and the same person also known as Vickie Vick), whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Vickie Ann Vick (who is one and the same person also known as Vickie Vick) executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of April 13, 2021.



, Notary Public

My Commission Expires: 11-16-22

[Affix Seal Here]



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Real Estate Sales Validation Form

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

Grantor's Name Vickie Ann Vick
Mailing Address 1190 Glaze Ferry Rd
Harpersville, AL 35078

Grantee's Name Casey Andrew Ballenger & Hannah Vick Ballenger
Mailing Address 104 Chesser Loop Road
Chelsea, AL 35043

Property Address 1128 Glaze Ferry Road
Harpersville, AL 35078

Date of Sale _____

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 12,141.90



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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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other Per county website

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 04/14/2021

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1