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DEEDS 1/3

This Instrument was Prepared by:

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

File No.: S-21-27023

Send Tax Notice To: David H. Dorough
Pamela B. Dorough

670 Timesboro Circle
Columbiana, AL 35051

**CORPORATION FORM 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 **Thirty Eight Thousand Five Hundred Dollars and No Cents (\$38,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Housing Investors, Inc.**, (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **David H. Dorough and Pamela B. Dorough**, (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

\$0.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its Sole Director, who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of April, 2021.

HOUSING INVESTORS, INC.

By Stan Evans

Sole Director *President*

State of Alabama

County of Shelby

5/2 PRESIDENT
I, *Katie Caldwell*, a Notary Public in and for said County in said State, hereby certify that Stan Evans as Sole Director of Housing Investors, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 14th day of April, 2021.

Katie Caldwell

Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires:

My Commission Expires 03-05-2023

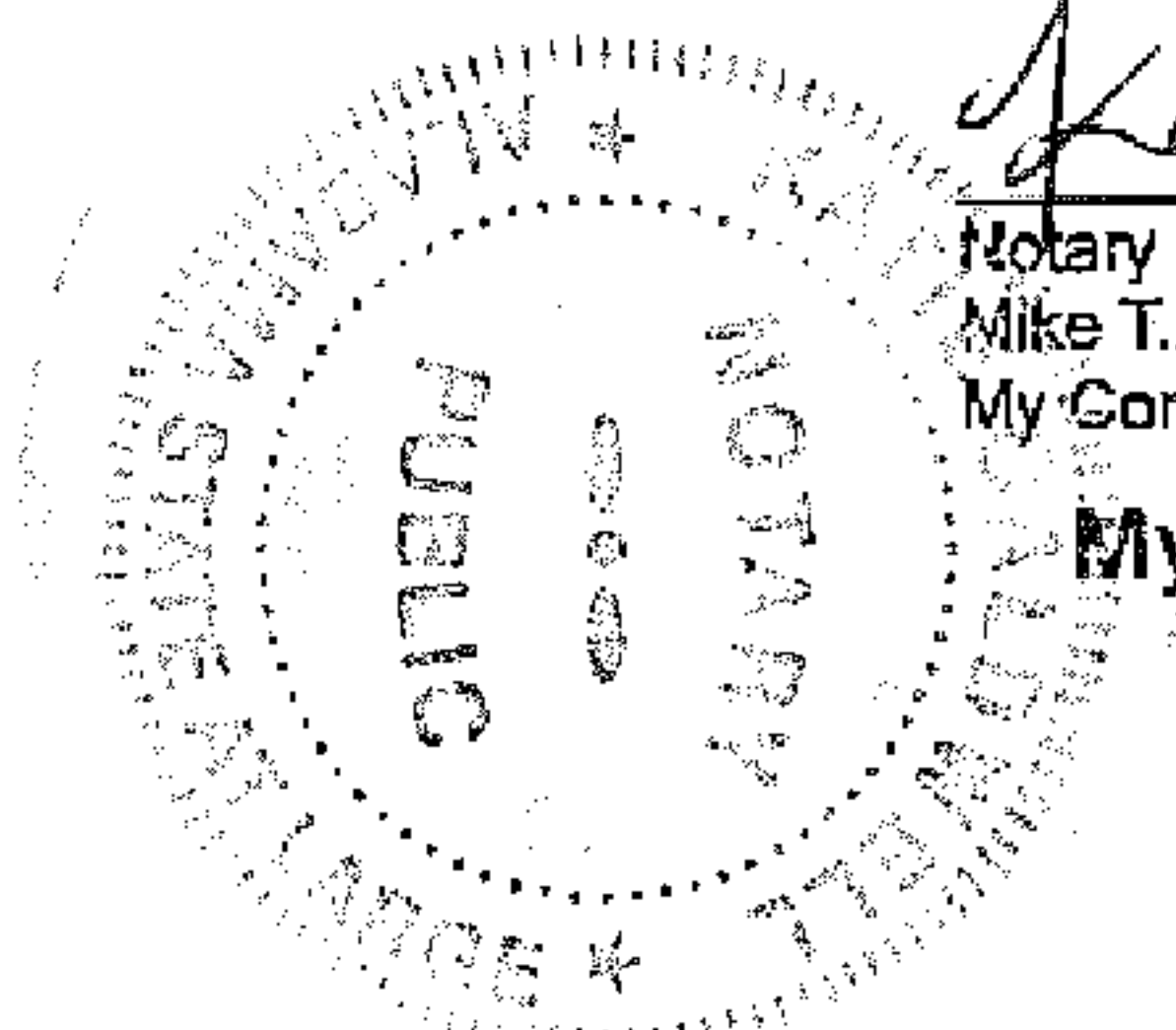


EXHIBIT "A"
LEGAL DESCRIPTION

TRACT 1

A tract of land, lying in the Southeast 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Southwest corner of the SE 1/4 of said Section 26 and thence run North 88 degrees 35 minutes 40 seconds East along the South line of said Section 26 for a distance of 13.82 feet to a 1/2" rebar found; thence North 88 degrees 35 minutes 40 seconds East continuing along said South line for a distance of 408.11 feet to a 1/2" capped rebar found stamped "RYS"; thence leaving said South line, North 01 degrees 30 minutes 36 seconds West for a distance of 525.20 feet to a 1/2" capped rebar found stamped "RYS"; thence North 81 degrees 17 minutes 28 seconds West for a distance of 71.55 feet to a 1/2" capped rebar found stamped "Hollis"; thence North 17 degrees 36 minutes 02 seconds West for a distance of 448.70 feet to a 1/2" capped rebar found stamped "Hollis" on the Southeast right of way margin of Alabama Highway No. 25 (66' right of way); thence North 49 degrees 56 minutes 18 seconds East along said right of way for a distance of 509.06 feet to a 1/2" capped rebar found and the POINT OF BEGINNING of the tract herein described; thence North 50 degrees 14 minutes 21 seconds East along said right of way for a distance of 514.97 feet to a P.K. Nail and washer set at the intersection of the Southeast right of way margin of Alabama Highway No. 25 (66' right of way) with the West right of way margin of Egg and Butter Road (80' right of way); thence along the West right of way margin of Egg and Butter Road with a curve to the right, having a radius of 2121.55 feet, a chord bearing of South 13 degrees 05 minutes 55 seconds East and a chord length of 348.68 feet; thence along the arc of said curve and along said right of way for a distance of 349.07 feet to a 1/2" capped rebar found; thence leaving said right of way, South 63 degrees 24 minutes 36 seconds West for a distance of 449.48 feet to a 1/2" capped rebar found; thence North 26 degrees 24 minutes 42 seconds West for a distance of 25.07 feet to a 1/2" capped rebar found; thence North 63 degrees 27 minutes 54 seconds East for a distance of 40.04 feet to a 1/2" capped rebar found stamped "Hollis"; thence North 29 degrees 41 minutes 56 seconds West for a distance of 196.98 feet to the POINT OF BEGINNING. Containing 2.94 acres, more or less.

TRACT 2

A tract of land, lying in the Southeast 1/4 and the SW 1/4 of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Southwest corner of the SE 1/4 of said Section 26 and thence run North 88 degrees 35 minutes 40 seconds East along the South line of said Section 26 for a distance of 13.82 feet to a 1/2" rebar found; thence North 88 degrees 35 minutes 40 seconds East continuing along said South line for a distance of 408.11 feet to a 1/2" capped rebar found stamped "RYS"; thence leaving said South line, North 01 degrees 30 minutes 36 seconds West for a distance of 525.20 feet to a 1/2" capped rebar found stamped "RYS"; thence North 81 degrees 17 minutes 28 seconds West for a distance of 71.55 feet to a 1/2" capped rebar found stamped "Hollis" and the POINT OF BEGINNING of the tract herein described; thence North 81 degrees 18 minutes 36 seconds West for a distance of 453.07 feet to a 1/2" capped rebar found; thence South 42 degrees 45 minutes 53 seconds West for a distance of 8.48 feet to a 5/8" capped rebar stamped "Clinkscates CA-1084-LS" set on the East right of way margin of Jonesboro Circle (80' right of way); thence North 27 degrees 13 minutes 59 seconds West along said right of way for a distance of 77.07 feet to a 5/8" capped rebar stamped "Clinkscates CA-1084-LS" set on the Southeast right of way margin of said Alabama Highway No. 25; thence North 49 degrees 56 minutes 51 seconds East along said Southeast right of way for a distance of 461.45 feet to a 1/2" capped rebar found stamped "Hollis"; thence leaving said right of way, South 17 degrees 36 minutes 02 seconds East for a distance of 448.70 feet to the POINT OF BEGINNING

According to the survey of Steven Clinkscates, dated March, 2021.

Real Estate Sales Validation Form

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

Grantor's Name	Housing Investors, Inc.	Grantee's Name	David H. Dorough Pamela B. Dorough
Mailing Address	<u>201 Curdson Dr SE</u> <u>Decatur AL 35601</u>	Mailing Address	<u>670 Jonesboro Circle</u> <u>Columbiana, AL 35057</u>
Property Address	<u>Columbiana, AL 35051</u>	Date of Sale	<u>April 14, 2021</u>
		Total Purchase Price	<u>\$38,500.00</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 April 12, 2021Print Housing Investors, Inc.

Unattested

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/21/2021 02:01:27 PM
\$66.50 CHERRY
20210421000199140

Allen S. Bayl

Form RT-1