

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-21-27186

Send Tax Notice To: Glenn Lamar White  
Kathryn Belinda White  
565 Spring Creek Rd.  
Montevallo, AL 35115

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 **Three Hundred Fifty Five Thousand Dollars and No Cents (\$355,000.00)**, 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, **Janice F. Seaman, a single woman and David M. Pope, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Glenn Lamar White and Kathryn Belinda White**, (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

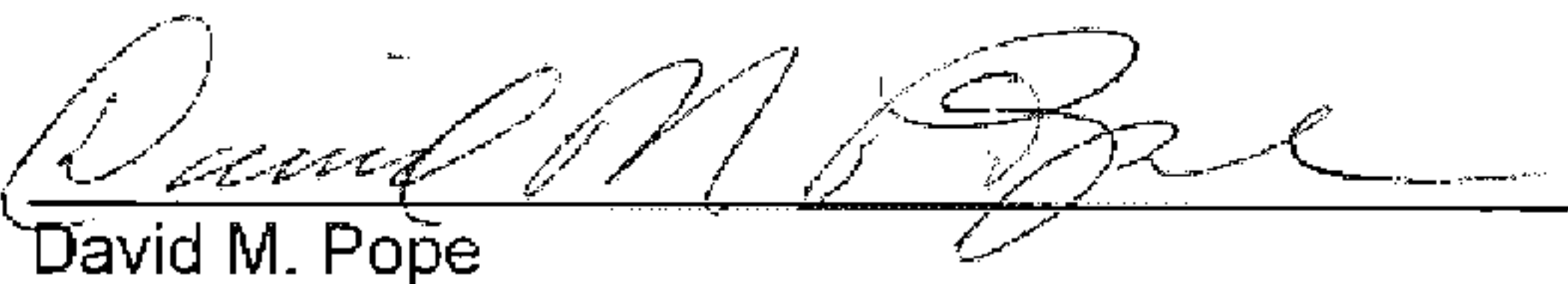
\$363,165.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 23rd day of April, 2021.

  
Janice F. Seaman

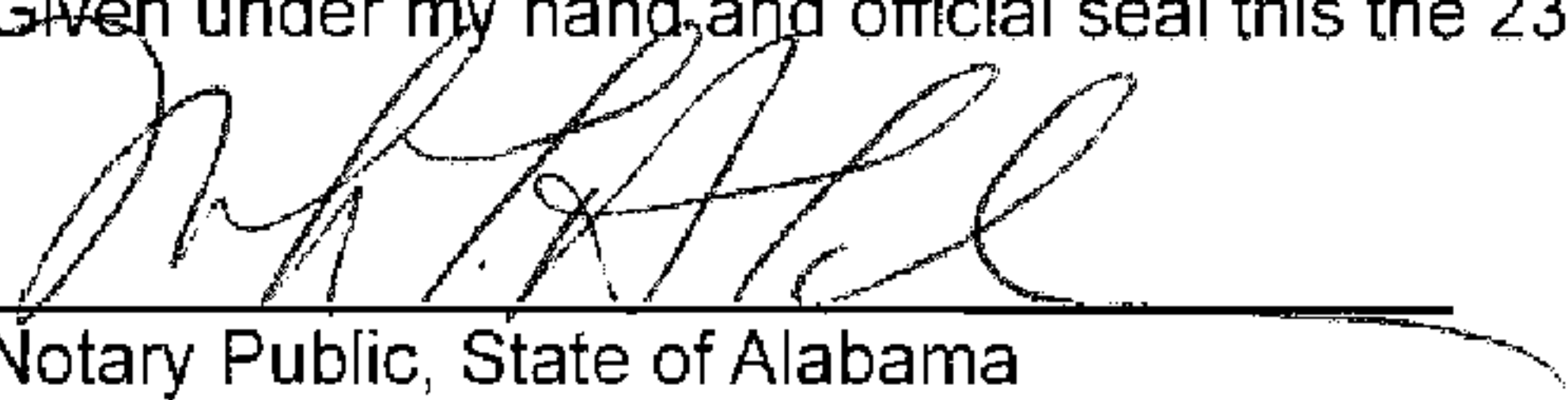
  
David M. Pope

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 Janice F. Seaman and David M. Pope, 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 23rd day of April, 2021.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24





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

Commence at the NE corner of Section 28, Township 24 N, Range 12 E, Shelby County, Alabama and run South 00 degrees 12 minutes 46 seconds West for 236.89 feet to the North right of way of County Road 12; thence along said right of way the following calls: South 64 degrees 18 minutes 50 seconds West for 177.26 feet; thence South 64 degrees 31 minutes 36 seconds West for 717.12 feet; thence South 64 degrees 30 minutes 07 seconds West for 330.33 feet to a half inch rebar being the point of beginning; thence South 64 degrees 32 minutes 32 seconds West for 480.37 feet to a manhole lying in the centerline of a 20 foot easement; thence leaving said right of way and along said centerline of easement North 27 degrees 41 minutes 56 seconds West for 344.02 feet to a manhole; thence North 30 degrees 39 minutes 06 seconds West for 254.08 feet to a manhole; thence North 30 degrees 39 minutes 06 seconds West for 254.08 feet to a rebar capped 31148; thence leaving said centerline of easement North 56 degrees 01 minute 39 seconds East for 392.63 feet; thence South 34 degrees 36 minutes 46 seconds East for 594.24 feet back to the point of beginning.

According to the survey of Randall C. Phillips, dated May 30, 2020

INGRESS AND EGRESS EASEMENT:

COMMENCE AT THE NE CORNER OF SECTION 28, TOWNSHIP 24N, RANGE 12E, SHELBY COUNTY, ALABAMA AND RUN S00.12'46"W FOR 236.89 FEET, THENCE S64.31'36"W FOR 177.26 FEET TO THE NORTH RIGHT OF WAY OF COUNTY ROAD 12, THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING CALLS; S64.31'36"W FOR 717.12 FEET, THENCE S64.30'07"W FOR 300.33 FEET TO A HALF INCH REBAR BEING THE POINT OF BEGINNING, THENCE LEAVING SAID RIGHT OF WAY N34.36'50"W FOR 107.15 FEET, THENCE S65.07'27"W FOR 30.00 FEET, THENCE S34.36'29"E FOR 107.48 FEET TO THE NORTH RIGHT OF WAY OF COUNTY ROAD 12, THENCE ALONG SAID RIGHT OF WAY N64.30'15"E FOR 30.00 FEET BACK 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	Janice F. Seaman David M. Pope	Grantee's Name	Glenn Lamar White Kathryn Belinda White
Mailing Address	<u>540 Shelby St</u> <u>Montevallo AL 35115</u>	Mailing Address	<u>565 Spring Creek Rd.</u> <u>Montevallo, AL 35115</u>
Property Address	<u>565 Spring Creek Rd.</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>April 23, 2021</u>
		Total Purchase Price	<u>\$355,000.00</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 April 22, 2021

Print Janice F. Seaman

Unattested

(verified by)

Sign Janice F. Seaman  
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
04/26/2021 12:13:13 PM  
\$29.00 CHERRY  
20210426000205390

*Alvin S. Boyd*

Form RT-1