

This Instrument was Prepared by:

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

File No.: MV-21-27207

Send Tax Notice To: Eric Braun
Emelita Braun

1019 Parkway Dr
Birmingham, AL 35242

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 Four Thousand Nine Hundred Fifty Dollars and No Cents (\$104,950.00)**, 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, **Daniel R. Nobbe and Sherry L. Nobbe**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eric Braun and Emelita Braun**, (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

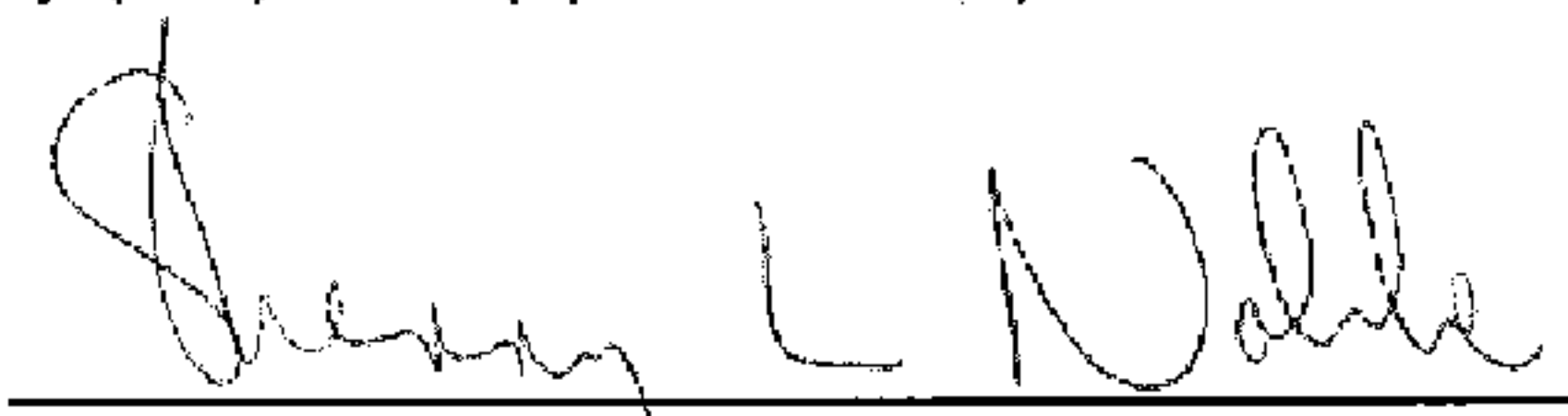
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 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 29th day of April, 2021.


Daniel R. Nobbe



Sherry L. Nobbe

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 Daniel R. Nobbe and Sherry L. Nobbe, 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 29th day of April, 2021.


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

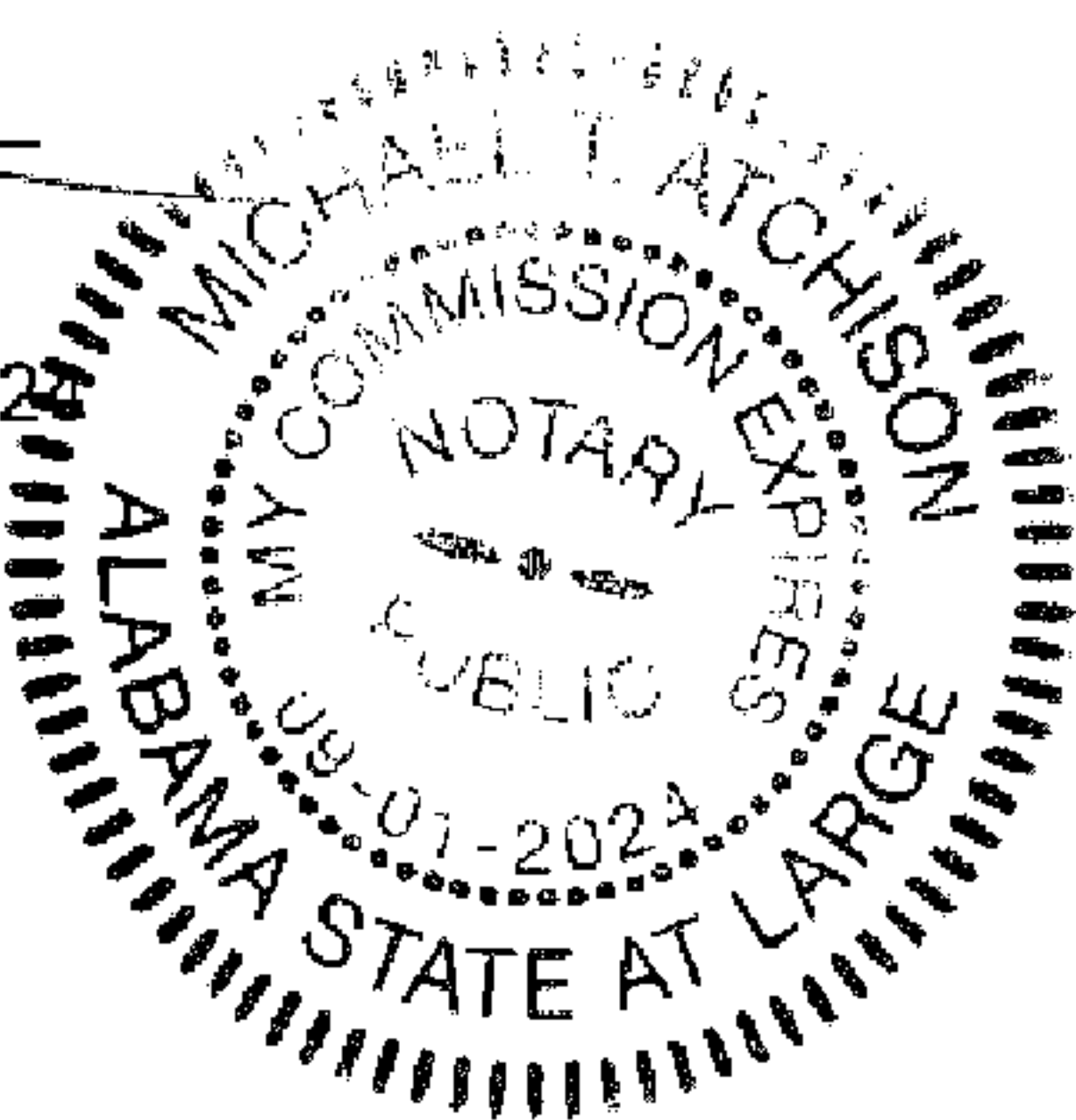


EXHIBIT "A"
LEGAL DESCRIPTION

From a concrete monument accepted as the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 12, Township 19 South, Range 1 West, also being the Point of Beginning, run east along the north line of said 1/4-1/4 a distance of 793.85 feet to a 1/2" capped rebar; thence right 88 degrees 31 minutes 14 seconds a distance of 227.71 feet to a 3/8" rebar in the middle of a dirt road; thence right 80 degrees 13 minutes 52 seconds along said road a distance of 192.27 feet to a 1/2" capped rebar; thence left 35 degrees 55 minutes 41 seconds a distance of 309.85 feet to a 1/2" capped rebar; thence right 83 degrees 08 minutes 01 second a distance of 183.49 feet to a 1/2" capped rebar; thence left 31 degrees 31 minutes 01 second a distance of 108.13 feet to a 1/2" capped rebar; thence left 11 degrees 38 minutes 14 seconds a distance of 127.15 feet to a 1" pipe; thence right 94 degrees 33 minutes 43 seconds a distance of 392.63 feet to the point of beginning. Situated in Shelby County, Alabama.
LESS AND EXCEPT an easement for a dirt road known as Cross Creek Drive on the west and south boundary of said property. According to the survey of Van Marcus Peavy, Ala. Reg. No. 16681, dated September 20, 1996

Real Estate Sales Validation Form

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

Grantor's Name	Daniel R. Nobbe Sherry L. Nobbe	Grantee's Name	Eric Braun Emelita Braun
Mailing Address	<u>210 Chesser Loop Rd</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>1019 Parkwood Rd</u> <u>Birmingham, AL 35242</u>
Property Address	<u>419 Cross Creek Dr.</u> <u>Sterrett, AL 35147</u>	Date of Sale	<u>April 29, 2021</u>
		Total Purchase Price	<u>\$104,950.00</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 April 23, 2021

Print Daniel R. Nobbe

 Unattested

Sign [Signature]

(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
04/30/2021 02:51:57 PM
\$133.00 JOANN
20210430000216580

Form RT-1

Allen S. Bayl