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04/30/2021 02:54:42 PM
DEEDS 1/4

This Instrument was Prepared by:

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

File No.: MV-21-27222

Send Tax Notice To: Isa Bajalia
Nancy Banganan

960 Oxford Ave
Haver, AL 35226

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 **Sixty Thousand Dollars and No Cents (\$60,000.00)**, 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, **Estate of Lola Rutland Stinson, Paul Thomas Stinson, Jr., a married man, Harry Edward Stinson, a married man, and Sara Stinson, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Isa Bajalia and Nancy Banganan**, (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.

Property constitutes no part of the homestead of the Grantors herein or their spouses.

This deed is restricted to the following:

- This property shall be used for single residential use only and no mobile homes will be allowed on the property.
- Any residential structure shall be at least 1,000 square feet.
- No structure shall be built within 15 feet of the Crawfish Drive Easement.

\$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 27th day of April, 2021.

ESTATE OF LOLA RUTLAND STINSON

Paul Thomas Stinson Jr.
Paul Thomas Stinson Jr.
Executor

Paul Thomas Stinson Jr.
Paul Thomas Stinson, Jr.

* Harry Edward Stinson
Harry Edward Stinson

* Sara Stinson
Sara Stinson

* Paul Thomas Stinson, Jr.
by Paul Thomas Stinson, Jr. as Attorney in Fact
as AIF

* Paul Thomas Stinson, Jr.
by Paul Thomas Stinson, Jr. as Attorney in Fact
as AIF

State of Tennessee

County of

I, Sarah Mosley, a Notary Public in and for the said County in said State, hereby certify that Paul Thomas Stinson, Jr. as Executor of the Estate of Lola Rutland Stinson, Paul Thomas Stinson, Jr, individually, Paul Thomas Stinson, Jr. as Attorney in Fact for Harry Edward Stinson, and Paul Thomas Stinson, Jr. as Attorney in Fact for Sara Stinson, 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 27 day of April, 2021.

Sarah Mosley
Notary Public, State of Tennessee
Sarah Mosley
My Commission Expires: 1-28-2024

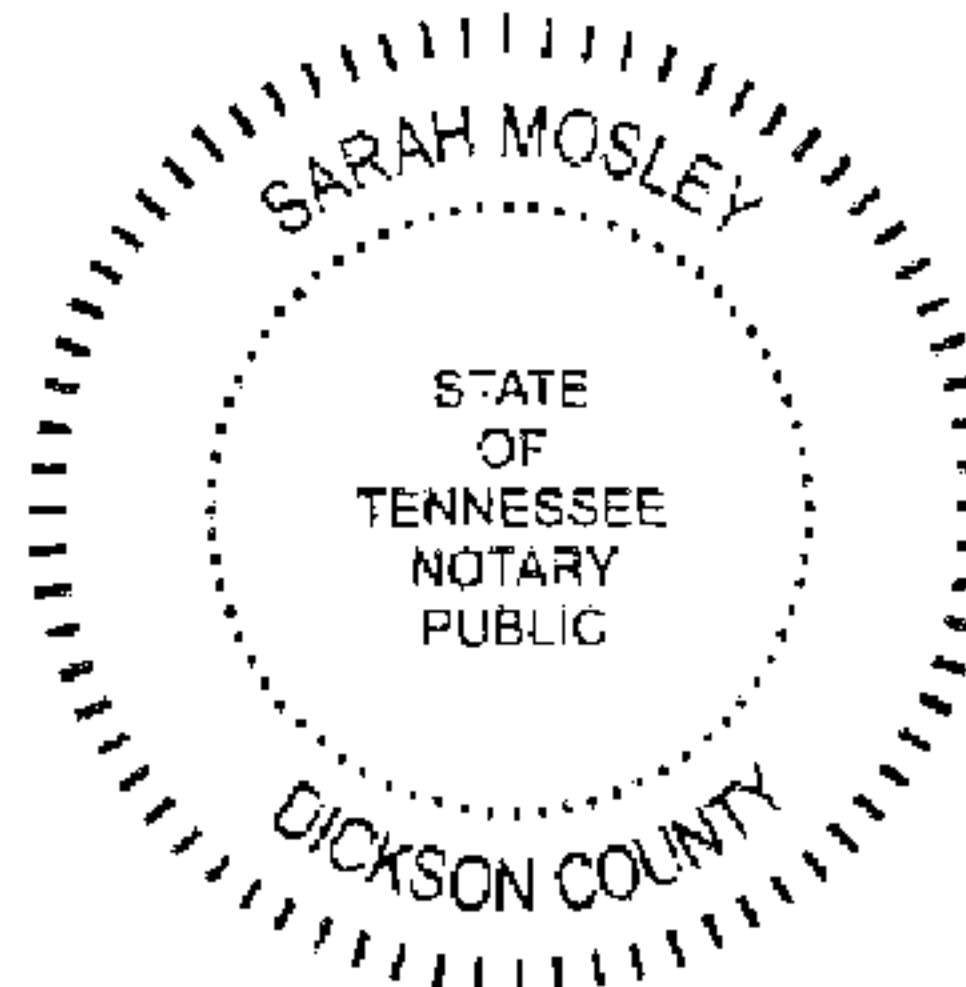


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the NW ¼ of the SE ¼ of Section 12, Township 24 North, Range 16 East, being a revision to the land described in a deed to Lora Rutland Stinson, recorded in deed book 279 at page 682, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at a 1" pipe, found and being used as the SW corner of the NW ¼ of the SE ¼ of said Section 12; thence N 02°05'21" W, along a line being used as the West line of said Sixteenth Section, a distance of 467.21 feet to a ½" rebar, with a cap stamped "Shifflett", found at the POINT OF BEGINNING on the Northwest right of way of County Highway 432; thence N 02°04'21" W, along said ¼ line, a distance of 423.40 feet to a ½" rebar, found; thence N 01°33'53" W, along said ¼ line, a distance of 61.11 feet to a ½" pipe, found; thence N 88°03'05" E, a distance of 74.27 feet; thence S 02°05'18" E, a distance of 7.51 feet to a point in the center of an existing easement; thence N 87°54'51" E, along the center of said easement, a distance of 80.23 feet, to a point in the center of an existing easement; thence S 02°08'37" E, along the center of said easement, a distance of 364.65 feet, to a point on the Northwest right of way of County Highway No. 432; thence S 53°19'19" W, along said right of way, a distance of 9.26 feet, to a point; thence S 92°02'58" W, a distance of 182.50 feet to the point of beginning.

According to the survey of Sid Wheeler, Registered Professional Land Surveyor No. 16165; dated 06/30/04

**INGRESS, EGRESS AND
BOAT ACCESS EASEMENT**

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 24 NORTH, RANGE 16 EAST, BEING AN EASEMENT FOR INGRESS, EGRESS AND BOAT ACCESS, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE, FOUND AND BEING USED AS THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12;

THENCE N 02°05'21" W, ALONG A LINE BEING USED AS THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 467.21 FEET TO A 1/2" REBAR, WITH A CAP STAMPED "SHIFFLETT", FOUND, ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY 432;

THENCE N 88°03'05" E, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 182.50 FEET TO THE POINT OF BEGINNING;

THENCE N 02°07'45" W, A DISTANCE OF 362.01 FEET TO A POINT;

THENCE N 05°13'37" W, A DISTANCE OF 15.64 FEET TO A POINT;

THENCE N 01°40'44" W, A DISTANCE OF 289.98 FEET TO A POINT;

THENCE S 88°00'54" W, A DISTANCE OF 30.00 FEET TO A POINT;

THENCE N 01°40'44" W, A DISTANCE OF 25.00 FEET, TO A POINT ON THE 3/4" CONTOUR;

THENCE N 87°20'12" W, ALONG SAID CONTOUR, A DISTANCE OF 16.07 FEET TO 3/4" PIPE, FOUND;

THENCE N 88°42'46" E, ALONG SAID CONTOUR, A DISTANCE OF 18.38 FEET TO 3/4" PIPE, FOUND;

THENCE N 88°08'33" E, ALONG SAID CONTOUR, A DISTANCE OF 34.60 FEET TO POINT;

THENCE S 01°59'08" E, A DISTANCE OF 52.09 FEET TO A POINT;

THENCE S 88°00'54" W, A DISTANCE OF 30.00 FEET TO POINT;

THENCE S 81°58'05" E, A DISTANCE OF 148.64 FEET TO POINT;

THENCE S 02°00'42" E, A DISTANCE OF 15.00 FEET TO POINT;

THENCE S 02°00'42" E, A DISTANCE OF 125.00 FEET TO POINT;

THENCE S 01°08'10" E, A DISTANCE OF 15.02 FEET TO POINT;

THENCE S 02°05'50" E, A DISTANCE OF 362.02 FEET TO A 3/4" PIPE, FOUND ON THE NORTHWEST RIGHT-OF-WAY OF COUNTY HIGHWAY NO. 432;

THENCE S 53°19'19" W, A DISTANCE OF 18.53 FEET TO THE POINT OF BEGINNING.

According to the survey of Sid Wheeler Registered Professional Land Surveyor No 16165; dated the 30th day of June, 2004.

Real Estate Sales Validation Form

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

Grantor's Name	Estate of Lola Rutland Stinson	Grantee's Name	Isa Bajalia Nancy Banganan
Mailing Address	* 7520 Oak Haven Trce Nashville, TN 37209	Mailing Address	960 Rufford Ave Huntsville, AL 35820
Property Address	Shelby, AL 35143	Date of Sale	April 30, 2021
		Total Purchase Price	\$60,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 27, 2021

Print Estate of Lola Rutland Stinson

Unattested

Sign * Rou Thomas Stinson
(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
04/30/2021 02:54:42 PM
\$94.00 JOANN
20210430000216610

Form RT-1

Allen S. Bayl