

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Jeffery Lynn Denham
177 Sullivan DR
Chelsea AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 DOLLARS (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Margaret Ann Smith, a Single woman and Jeffrey Lynn Denham, a married man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Jeffrey Lynn Denham and Jamie Lynn Denham* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit "A"- Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2021.
2. Easements, restrictions, rights of way, and permits of record.
3. Property constitutes no part of the homestead of the Grantor herein or spouse.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of April, 2021.

Margaret Ann Smith
Margaret Ann Smith

Jeffrey Lynn Denham
Jeffrey Lynn Denham

**STATE OF ALABAMA)
COUNTY OF SHELBY)**

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Margaret Ann Smith and Jeffrey Lynn Smith*, whose name 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 conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April, 2021.

April Clark
Notary Public
My Commission Expires: 9/1/2024

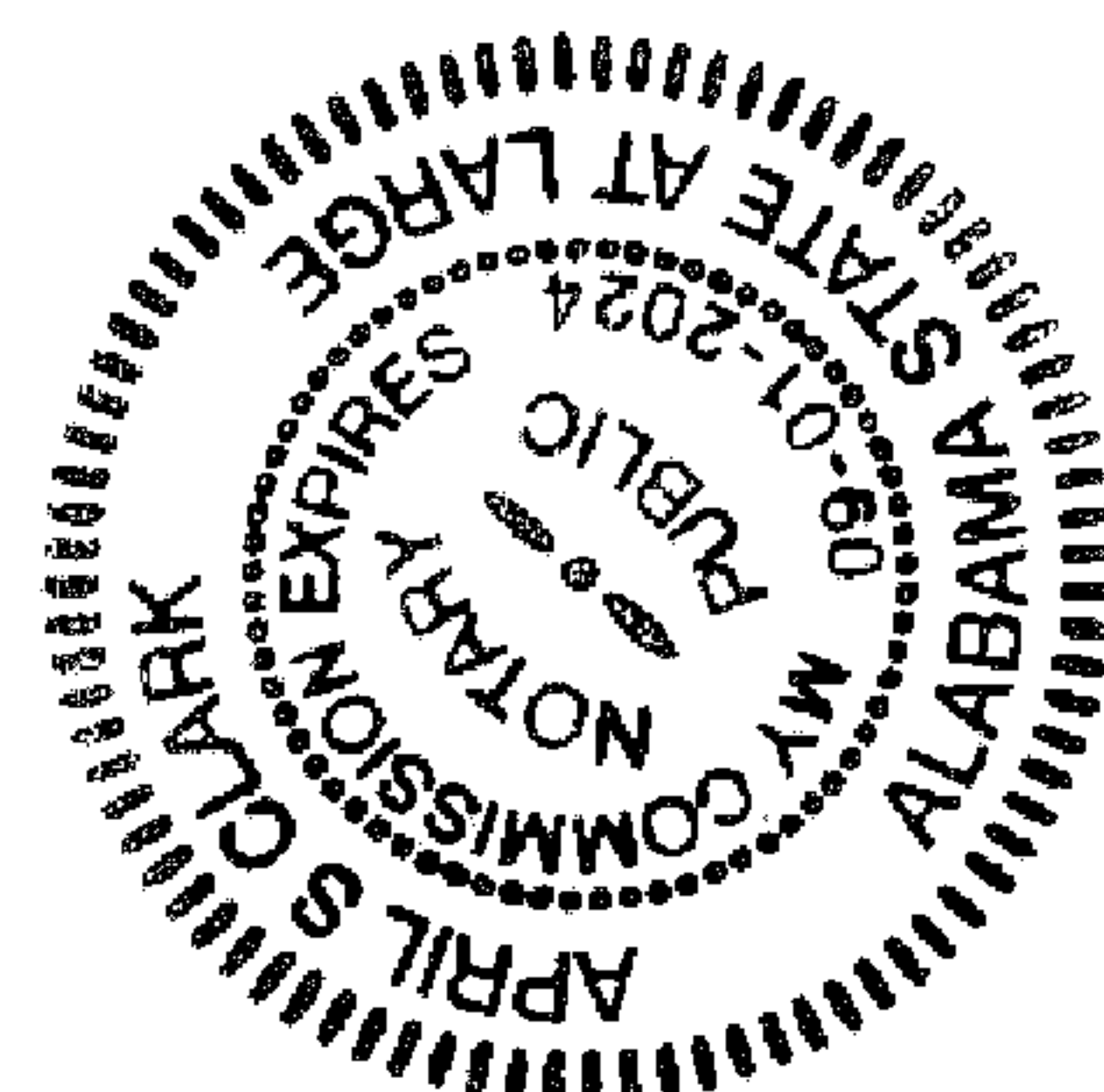


Exhibit "A"- Legal Description

Commence at the Northwest corner of the said Northwest diagonal half of the Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ and run an Easterly direction along the North line a distance of 620.20 feet to the POINT OF BEGINNING of parcel herein described: thence continue East along the North line of said 20 acres a distance of 284.80 feet, more or less, the Northwest corner of tract of land sold to F.H. Morris and Mary Morris as described in Deed Book 264, Page 808; thence run South and parallel with East line of the Southwest $\frac{1}{4}$ of Northwest $\frac{1}{4}$ of Section 7 distance of 210 feet; thence run West and parallel with the North line a distance of 284.80 feet, more or less, to the Southeast corner of tract sold to James Donald Morris as described in Deed Book 263, Page 9; thence run North along the East line of James Donald Morris lot a distance of 210 feet to POINT OF BEGINNING. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Margaret Ann Smith Grantee's Name Jeffrey Lynn Denham
 Mailing Address 236 Christy Dr Mailing Address 177 Sullivan Drive
Lot 27 Chelsea AL 35043
Shelby AL 35143

Property Address 177 Sullivan Dr Date of Sale 4-30-21
Chelsea AL 35043 Total Purchase Price \$ 5000.00
 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)

☐ Bill of Sale ☐ Appraisal
☒ Sales Contract ☐ Other
☐ 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 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 _____

Print Margaret Ann Smith

Unattested _____

Sign Margaret Ann Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/03/2021 11:22:38 AM
 \$33.00 CHERRY
 20210503000218220

Alvin S. Byrd