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DEEDS 1/3

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Billy Gene Alexander  
55 Willow Creek Circle  
Leeds AL 35094

This deed was created without benefit of title exam or survey.

**GENERAL WARRANTY DEED  
With Right of Survivorship**

**STATE OF ALABAMA**

}

**COUNTY OF SHELBY**

}

**KNOW ALL MEN BY THESE PRESENTS:**

THAT IN CONSIDERATION OF **Ten Dollars and NO/100 (\$10.00)** to the undersigned grantor, in hand paid by the grantees herein, the receipt whereof is acknowledged, I, **Billy Gene Alexander, an unmarried person**, (herein referred to as grantor), grant, sell, bargain and convey unto, **Billy Gene Alexander and Gary Wayne Alexander and Jill Alexander Armstrong** (herein referred to as grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in SHELBY County, Alabama to wit:

**Part of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:**

**Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4 for the Point of Beginning; thence West along the South line of said 1/4-1/4 363.57 feet; thence North 0°17'27" West 216.68 feet; thence North 14°59'23" West 154.77 feet; thence North 28°53'13" West 65.45 feet; thence North 62°14'43" West 71.29 feet; thence North 34°39'44" West 171.96 feet to the center of a chert road; thence South 76°41'40" East 113.77 feet along said road; thence North 77°28'21" East 277.54 feet along said road to the westerly right of way of Alabama Highway 25; thence South 6°03'10" East 145.18 feet to the beginning of a curve to the Southeast, said curve having a central angle of 24°19' and a radius of 788.79 feet; thence continue around said curve to the Southeast 334.77 feet; thence South 29°14'56" East 197.32 feet along said westerly right of way line to the Point of Beginning.**

**ALSO, a 20 foot easement for ingress and egress over and across said property 10 feet on either side of centerline of said easement and which centerline is described as follows: Commence at the Southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4, thence North 0°46'51" West 520.7 feet along the West line of said 1/4-1/4 to an existing fence, thence North 66°39'09" East 1174.5 feet along said fence to the westerly right of way of Alabama Highway 25; thence South 6°03'10" East 355.49 feet to the point of beginning; thence South 77°28'21" West 277.54 feet along said road; thence North 76°41'40" West 113.77 feet along said road; thence South 75°19'23" West 306.04 feet along said road.**

**ALSO, commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4, thence West along the South line of said 1/4-1/4 363.57 feet; thence North 00°17'27" West 216.68 feet to the Point of Beginning; thence North 14°59'23" West 154.77 feet; thence North**

**28°53'13" West 65.45 feet; thence North 62°14'43" West 71.29 feet.**

Billy Gene Alexander is the surviving grantee of the Deed recorded in Book 336, Page 353. The other grantee, Sara Nell Alexander, having passed away on or around February 27, 2018.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

None of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said grantees for and during their joint lives as joint tenants 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 do for myself, and my heirs executors and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have good right to sell and convey the same as aforesaid; that I will and my 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 persons.

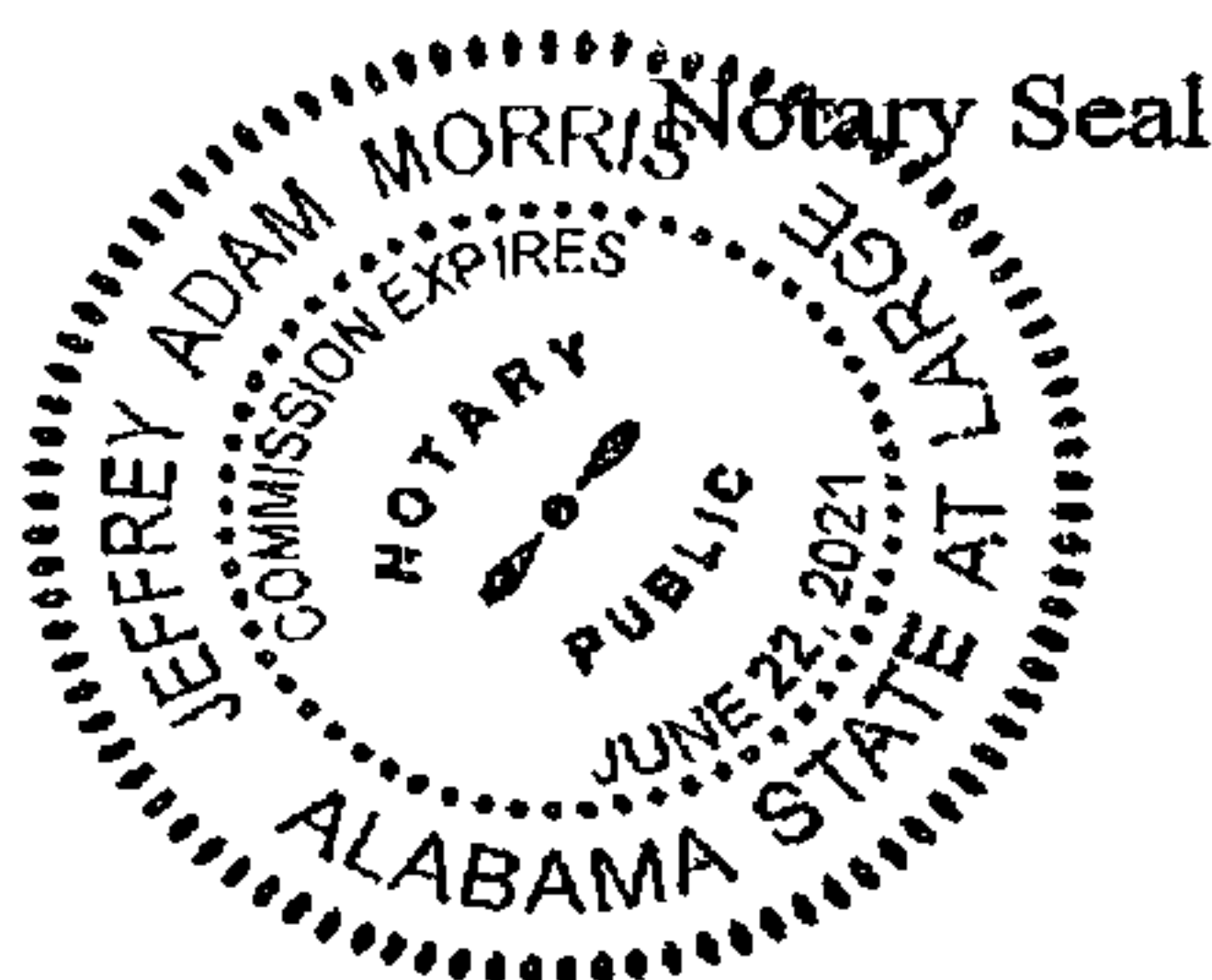
IN WITNESS WHEREOF, the undersigned grantor has hereunto set his/her hand and seal, this 3<sup>rd</sup> day of May, 2021.

Billy Gene Alexander  
Billy Gene Alexander

STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Billy Gene Alexander** whose name is signed to the foregoing deed 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 the 3<sup>rd</sup> day of May, 2021.



[Signature]  
Notary Public  
My commission expires: 6/22/2021



Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
05/03/2021 01:32:59 PM  
\$81.00 CHERRY  
20210503000218710

*Allen S. Byrd*

### Real Estate Sales Validation Form

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

Grantor's Name Billy Gene Alexander  
Mailing Address 55 Willow Creek Circle  
Leeds AL 35094

Grantee's Name Billy Gene Alexander  
Mailing Address 55 Willow Creek Circle  
Leeds AL 35094

Property Address 55 Willow Creek Circle  
Leeds AL 35094

Date of Sale 5-3-2021  
Total Purchase Price \$                     

or  
Actual Value \$                     

or  
Assessor's Market Value \$ 103,790.00 1/2 \$51,895.00

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  
☐ Sales Contract  
☐ Closing Statement

☐ Appraisal  
☒ Other Tax Assessor

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 5/3/2021

Print Lynnda Howard

☐ Unattested

Sign Lynnda Howard

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1