

This Instrument was Prepared by:

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

File No.: S-21-27106

Send Tax Notice To: Michael D. Nagy
Glenda O. Nagy

1901 Hwy #2
Calera, AL 35040

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 **Five Hundred Twenty Five Thousand Dollars and No Cents (\$525,000.00)**, 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, **Frank James Couch and Charlon McCombs Couch**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael D. Nagy and Glenda O. Nagy**, (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

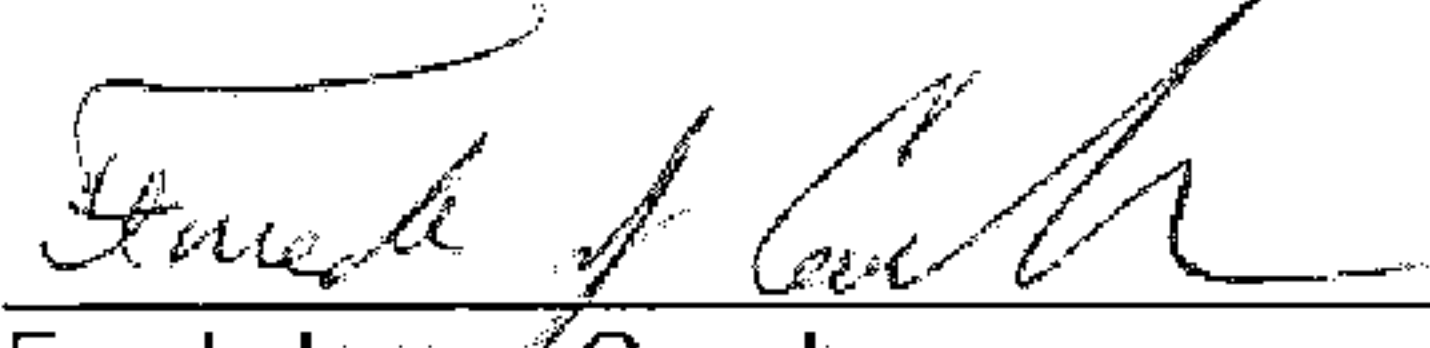
Property may be subject to all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

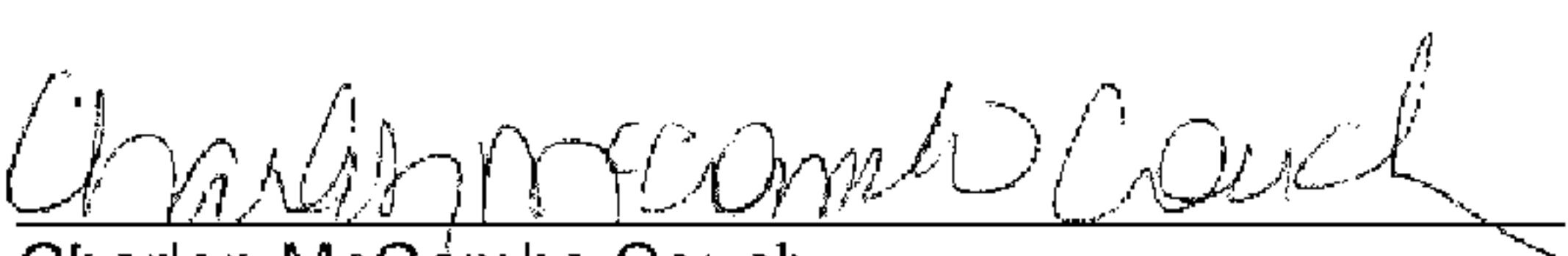
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 5th day of May, 2021.


Frank James Couch


Charlon McCombs Couch

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 Frank James Couch and Charlon McCombs Couch, 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 5th day of May, 2021.


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

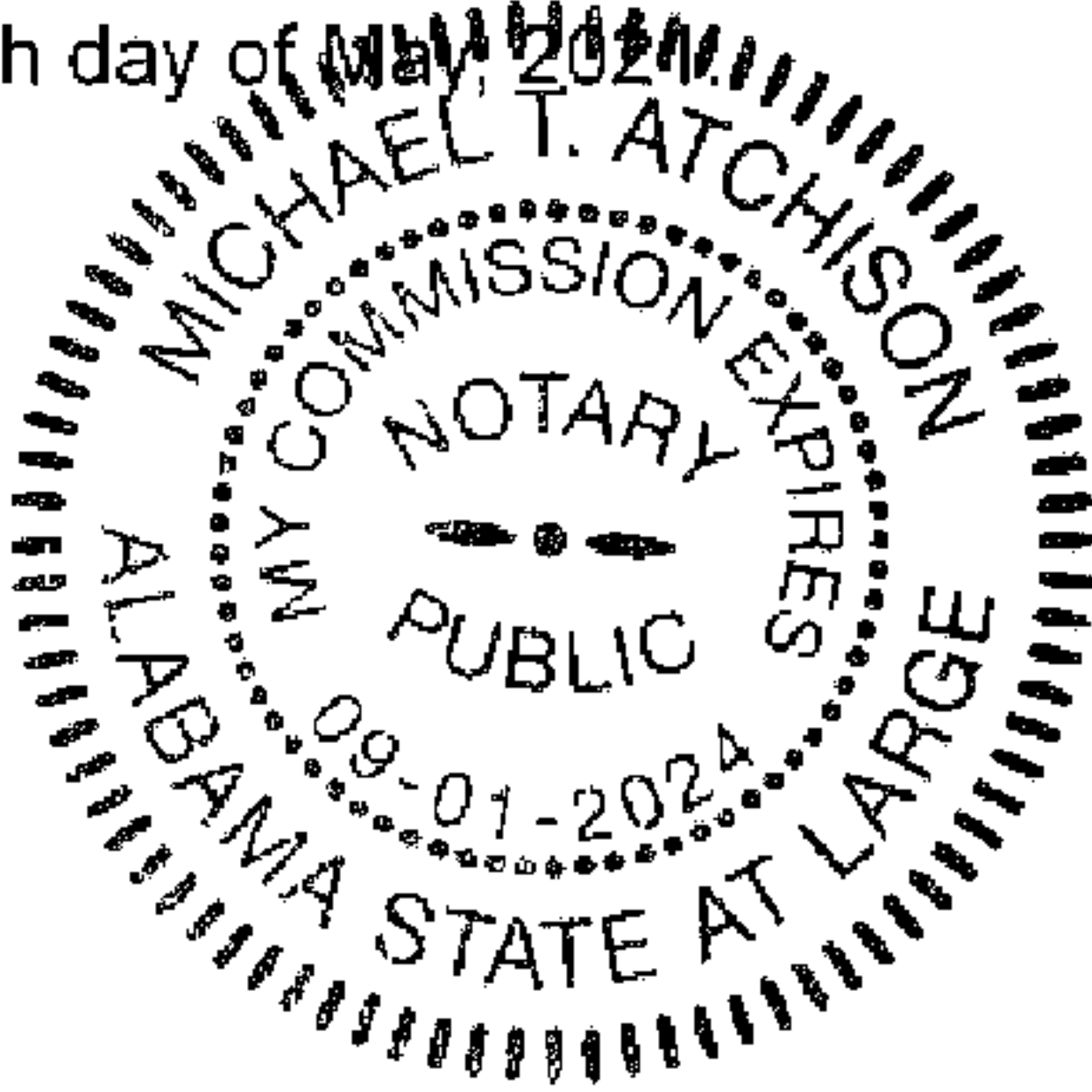


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW Corner of Section 1, Township 22 South, Range 2 West, Shelby County, Alabama; thence S00°00'00"E a distance of 998.70'; thence S89°02'01"E a distance of 95.43'; thence S79°02'41"E a distance of 38.05'; thence S69°47'11"E a distance of 178.21' to the POINT OF BEGINNING; thence continue S69°47'11"E a distance of 85.16' to the Northerly R.O.W. line of Shelby County Highway 42; thence N87°45'16"E and along said R.O.W. line a distance of 255.90'; thence N00°14'44"W and along said R.O.W. line a distance of 10.00'; thence N87°39'31"E and along said R.O.W. line a distance of 288.88' to a curve to the right, having a radius of 1004.93', and subtended by a chord bearing S89° d19'20"E and a chord distance of 102.51'; thence along the arc of said curve and along said R.O.W. line a distance of 102.55'; thence N1°50'02"E leaving said R.O.W. line, a distance of 294.44'; thence N23° 39'58"W a distance of 820.66'; thence N90°00'00"W a distance of 406.37'; thence S00°00'00"E a distance of 1047.11' to the POINT OF BEGINNING.

Also, to be described in the future as follows:

Lot 1 of the Final Plat of Big M Estates as recorded in Map Book 54, Page 37, Probate Office 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	Frank James Couch Charlon McCombs Couch	Grantee's Name	Michael D. Nagy Glenda O. Nagy
Mailing Address	<u>2211 Highway 42</u> <u>Calera, AL 35040</u>	Mailing Address	<u>1901 Hwy 42</u> <u>Calera, AL 35040</u>
Property Address	1901 Highway 42 Calera, AL 35040	Date of Sale	May 05, 2021
		Total Purchase Price	\$525,000.00
		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)

☐ 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 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 May 05, 2021

Print Frank James Couch

Unattested

(verified by)

Sign *Frank James Couch*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/06/2021 08:13:29 AM
\$553.00 CHERRY
20210506000225110

Allen S. Boyd

Form RT-1