

This Instrument was Prepared by:

Send Tax Notice To: Michael A. Edwards,
Julie A. Edwards

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

32723 Hwy 25
W. Ismille AL 35786

File No.: MV-20-26797

**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 Thirty Eight Thousand Dollars and No Cents (\$138,000.00)**, 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, **Kristen Henderson Miller, a married woman and Michael Stephen Henderson, Jr., a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael A. Edwards, and Julie A. Edwards**, (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 and subsequent yeas, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

No part of the homestead of the Grantors herein or their spouse.

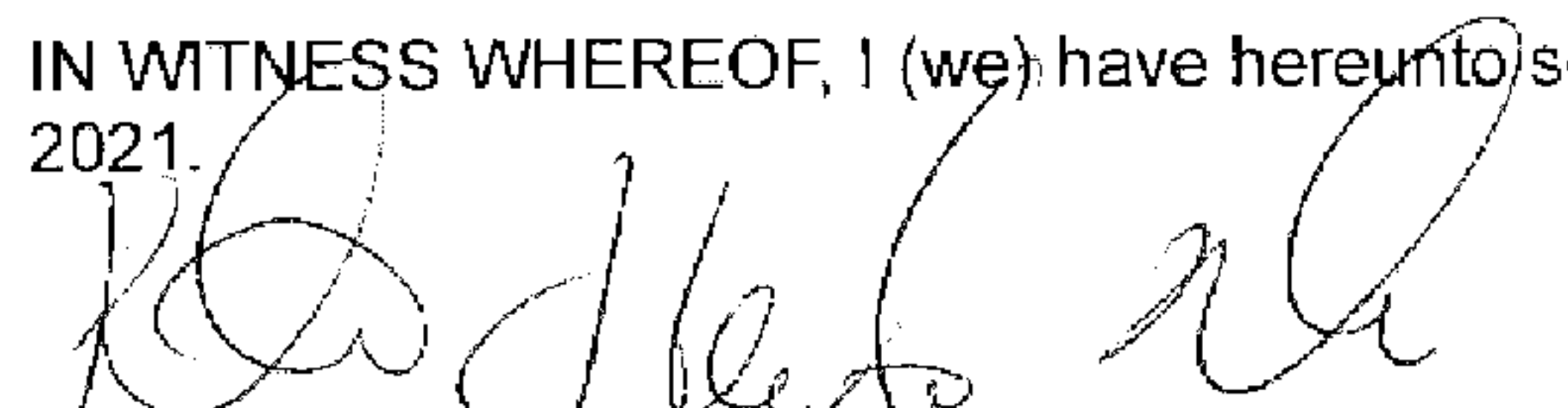
Grantors herein are all the heirs at law of Anita Maia Startley, having died on November 18, 2020.

\$135,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

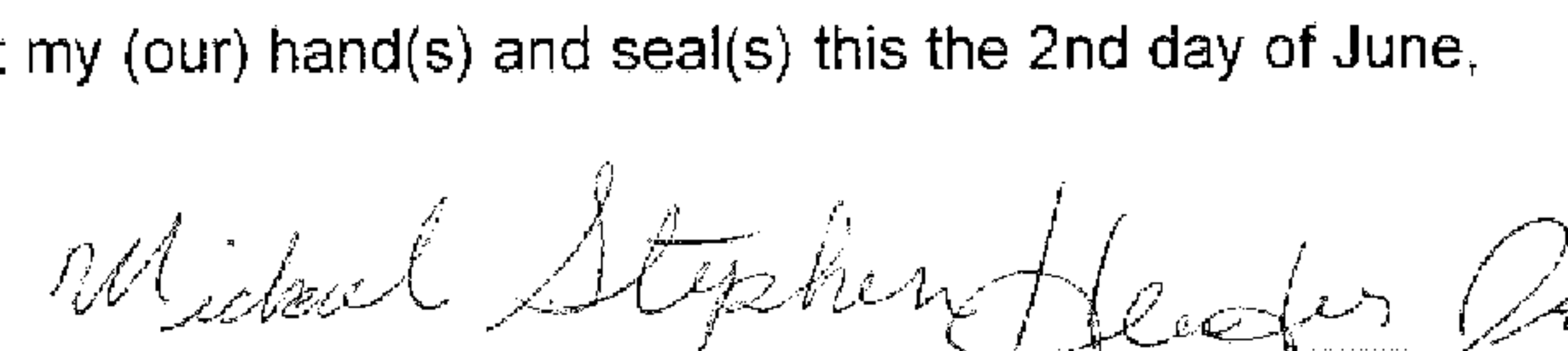
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 2nd day of June, 2021.



Kristen Henderson Miller



Michael Stephen Henderson Jr.



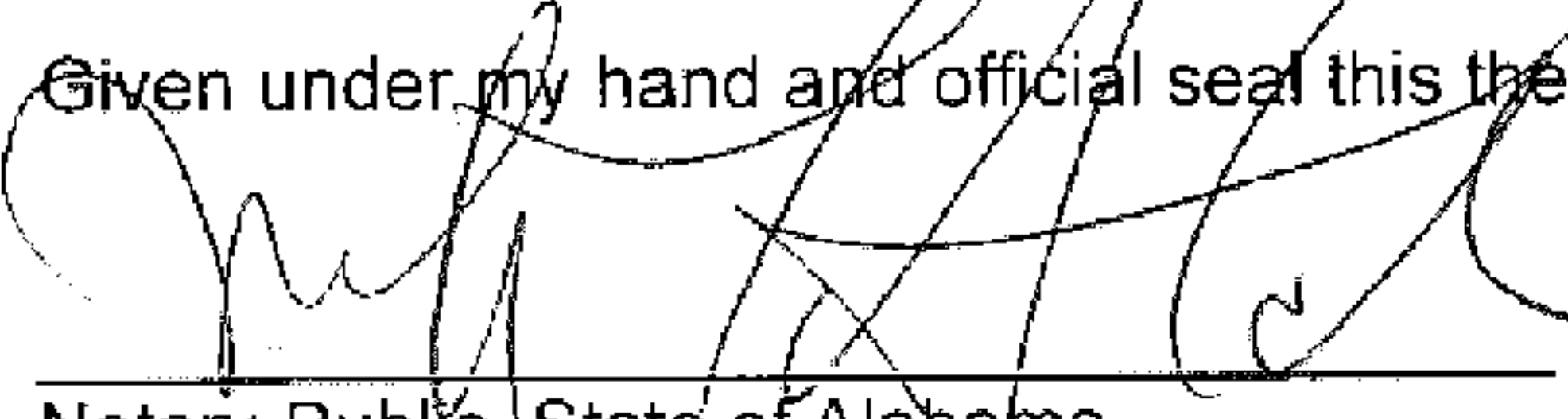
By Kristen Henderson Miller
Attorney In Fact

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 Kristen Henderson Miller and Michael Stephen Henderson Jr. by Kristen Henderson Miller as Attorney in Fact, 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 2nd day of June, 2021.



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

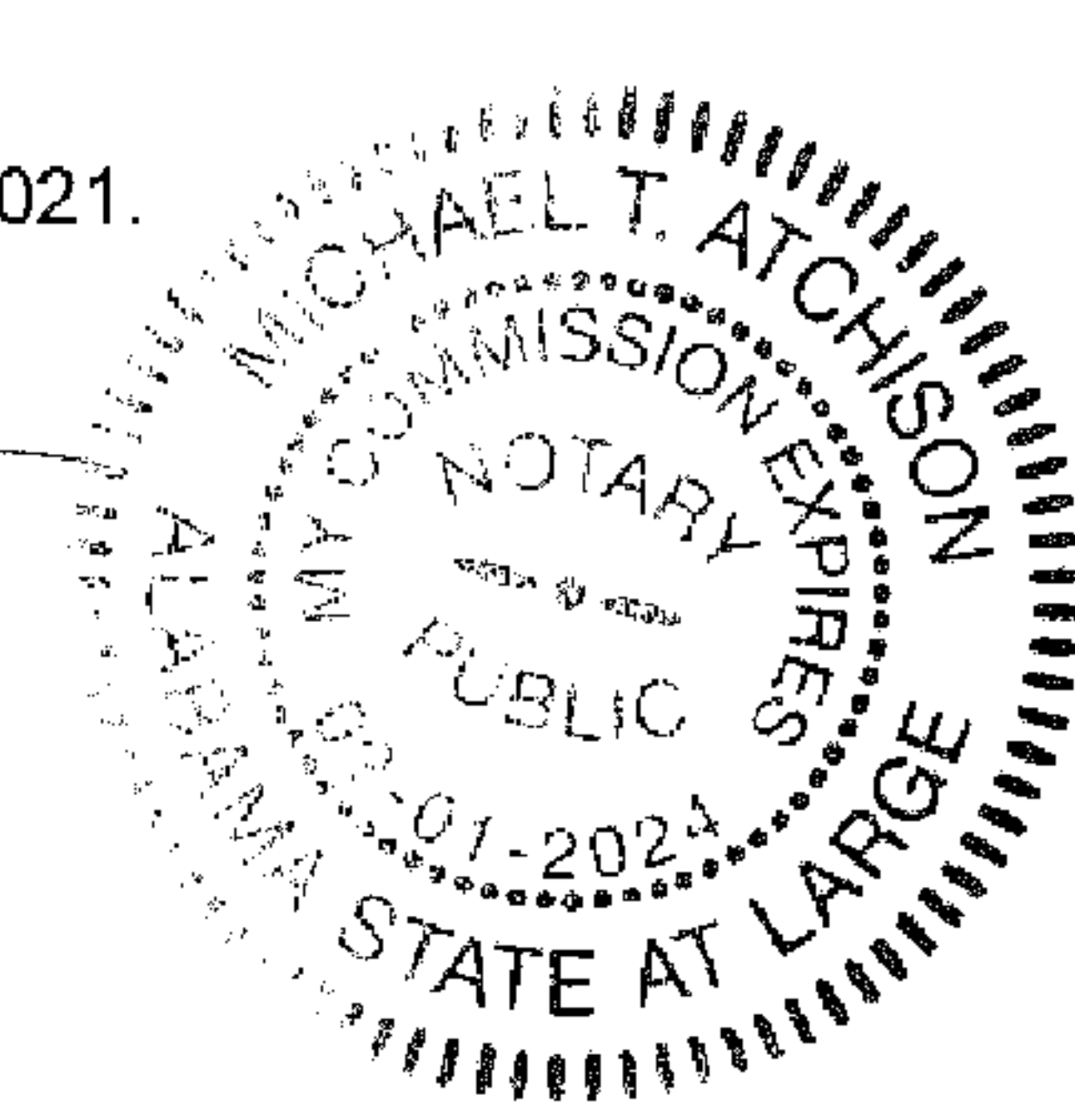


EXHIBIT "A"
LEGAL DESCRIPTION

Part of the SW 1/4 of the SW 1/4 and part of the SE 1/4 of the SW 1/4, all lying northerly of Alabama State Highway No. 25, as now located, and all in Section 29, Township 20 South, Range 2 East, Shelby County, Alabama, said entire tract hereby conveyed, being more particularly described as follows:

Commence at the NW corner of the Southeast 1/4 of the Southwest 1/4 of Section 29; run thence East along the North line of said 1/4-1/4 section, a distance of 114.18 feet, more or less, to a point which is the Northwest corner of the tract of land conveyed by Daniel Rhodes Holliman and wife, Cecil James Holliman and wife and C. R. Holliman and wife, F. E. Reynolds and wife, Mary E. Reynolds, by warranty deed dated March 8, 1980 and which said deed has been recorded in the Probate office of Shelby County, Alabama, said corner so located is also the point of beginning of the tract of land hereby conveyed; thence turning an angle of 89 degrees 22 minutes 15 seconds to the right, run southerly along the property line of said F. E. Reynolds and wife, Mary E. Reynolds as located by said last mentioned warranty deed, a distance of 725.92 feet, more or less, to the northerly right of way line of Alabama State Highway No. 25; thence turning an angle to the right of 64 degrees 10 minutes 40 seconds and run in a southwesterly direction along the northerly right of way of said highway, as now located, a distance of 495.80 feet, more or less, to the West line of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 20 South, Range 2 East; thence turn an angle to the right of 115 degrees 40 minutes 50 seconds and run northerly along said West line a distance of 946.78 feet to the Northwest corner of said East 1/2 of East 1/2; thence right 90 degrees 36 minutes 15 seconds and run East along the North line of the SW 1/4 of the SW 1/4 and the SE 1/4 of the NW 1/4 a distance of 445.91 feet to the point of beginning; being 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 | Kristen Henderson Miller Michael Stephen Henderson Jr. | Grantee's Name | Michael A. Edwards, Julie A. Edwards |
| Mailing Address | <u>5271 Hwy 49</u> <u>Columbiana, AL 35051</u> | Mailing Address | <u>32723 Hwy 25</u> <u>Wilsonville, AL 35706</u> |
| Property Address | <u>32723 Highway 25</u> <u>Wilsonville, AL 35186</u> | Date of Sale | <u>June 02, 2021</u> |
| | | Total Purchase Price | <u>\$138,000.00</u> |
| | | 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 May 28, 2021

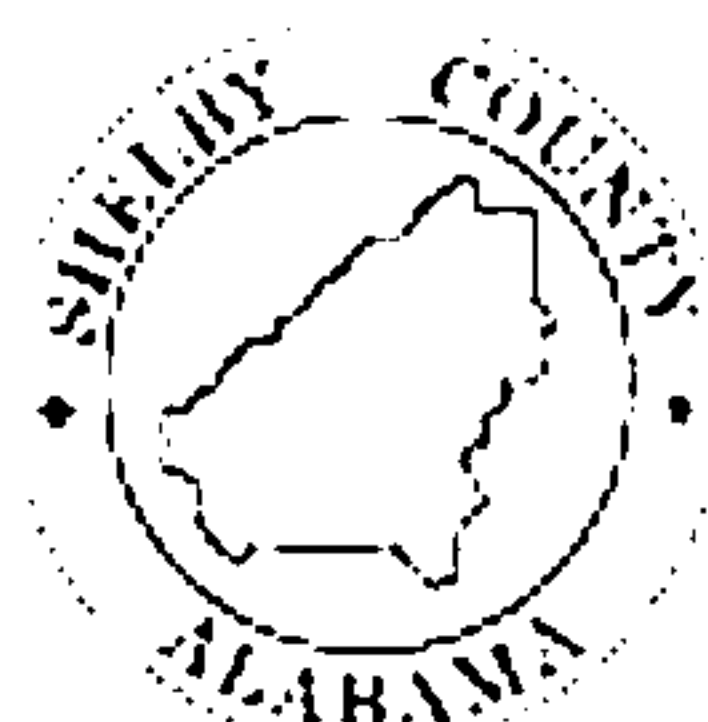
Print Kristen Henderson Miller

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
06/03/2021 08:21:40 AM
\$30.50 JOANN
20210603000270520

Form RT-1

Allie S. Boyd