

This Instrument was Prepared by:

Send Tax Notice To: Woodford S. Quinn III
Kelly M. Quinn

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27250

PO Box 224
Safonaw, AL 35137

**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 Twenty Thousand Dollars and No Cents (\$120,000.00), 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, Martha May Holden, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Woodford S. Quinn III and Kelly M. Quinn, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama; to wit;

Lots 3 and 4, OWEN'S COVE, a single family residential subdivision, situated in the SE 1/4 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, as recorded in Map Book 34, Page 38, in the Probate Office, Shelby County, Alabama.

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 Grantor herein or her spouse, if any.

\$96,000.00

~~\$120,000.00~~ 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 20th day of

May, 2021.

Martha May Holden
Martha May Holden

State of Florida

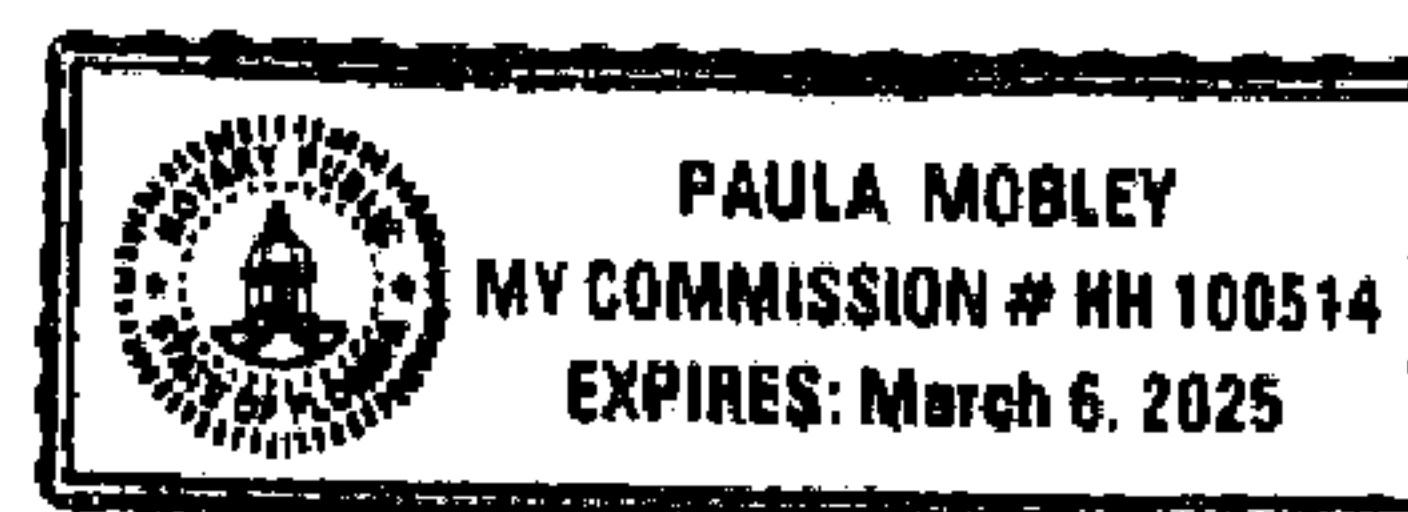
County of

I, Paula Mobley, a Notary Public in and for the said County in said State, hereby certify that Martha May Holden, 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 20 day of May, 2021.

Paula Mobley
Notary Public, State of Florida

My Commission Expires: March 06, 2025



Real Estate Sales Validation Form

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

Grantor's Name	Martha May Holden	Grantee's Name	Woodford S. Quinn III Kelly M. Quinn
Mailing Address	<u>4181 Bonway Dr</u> <u>Pensacola FL 32504</u>	Mailing Address	<u>P.O. Box 224</u> <u>Saginaw AL 35137</u>
Property Address	<u>4854 Highway 71</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>May 24, 2021</u>
		Total Purchase Price	<u>\$120,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> 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).

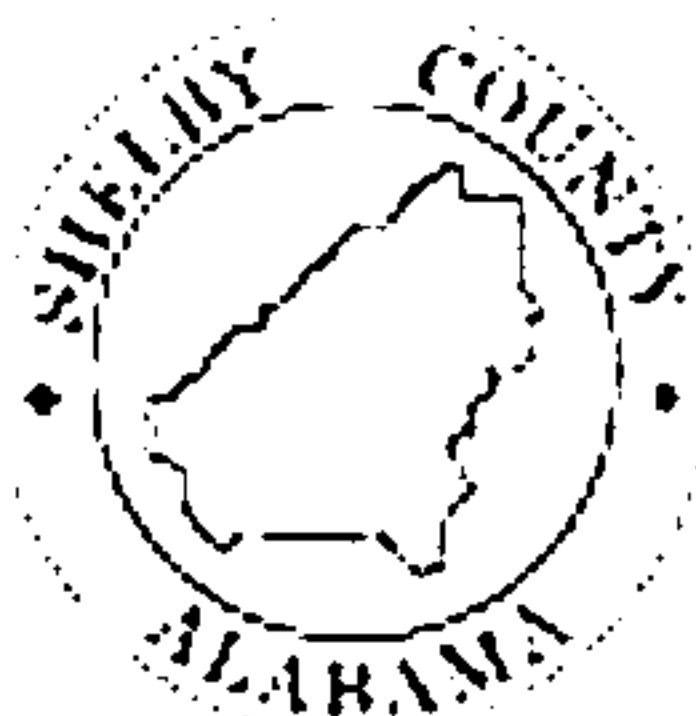
Date May 19, 2021

Print Martha May Holden

X Unattested

Sign Martha May Holden
(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
06/07/2021 10:20:51 AM
\$49.00 BRITTANI
20210607000276620

Form RT-1

Alvin S. Boyd