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06/17/2021 03:11:12 PM
DEEDS 1/3

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Five Hundred Thousand and No/100 Dollars (\$500,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Andrew Lee Marshall, an unmarried person** (herein referred to as grantor), grant, bargain, sell and convey unto **James O. Marshall, Jr. and Margaret F. Marshall** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

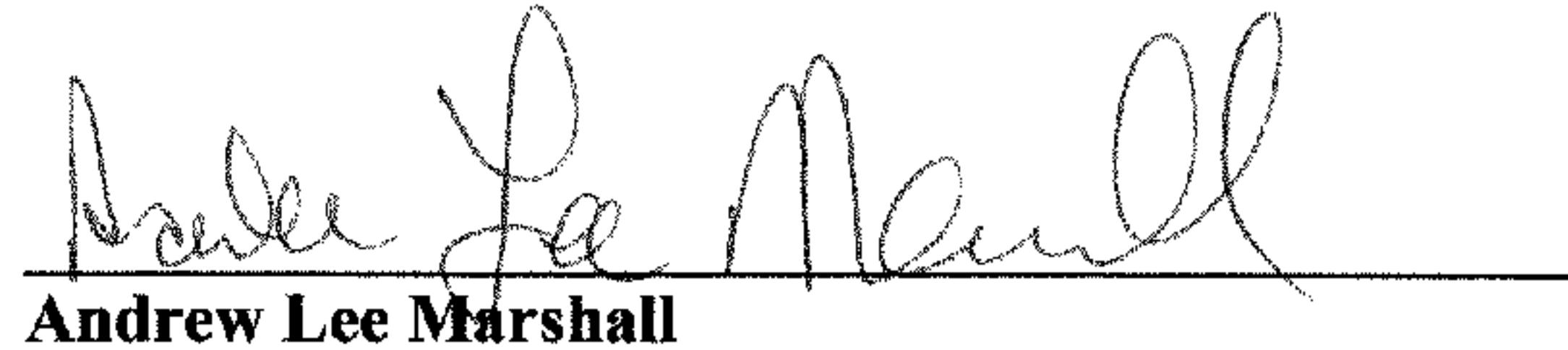
For ad valorem tax purposes only, the address to the above-described property is 1100 N. River Drive, Shelby, AL 35143. James O. Marshall on the previous vesting deed with right of survivorship passed away on September 1, 2020.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

TO HAVE AND TO HOLD to the said GRANTEEES 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 to such survivor forever, together with every contingent remainder and right of reversion.

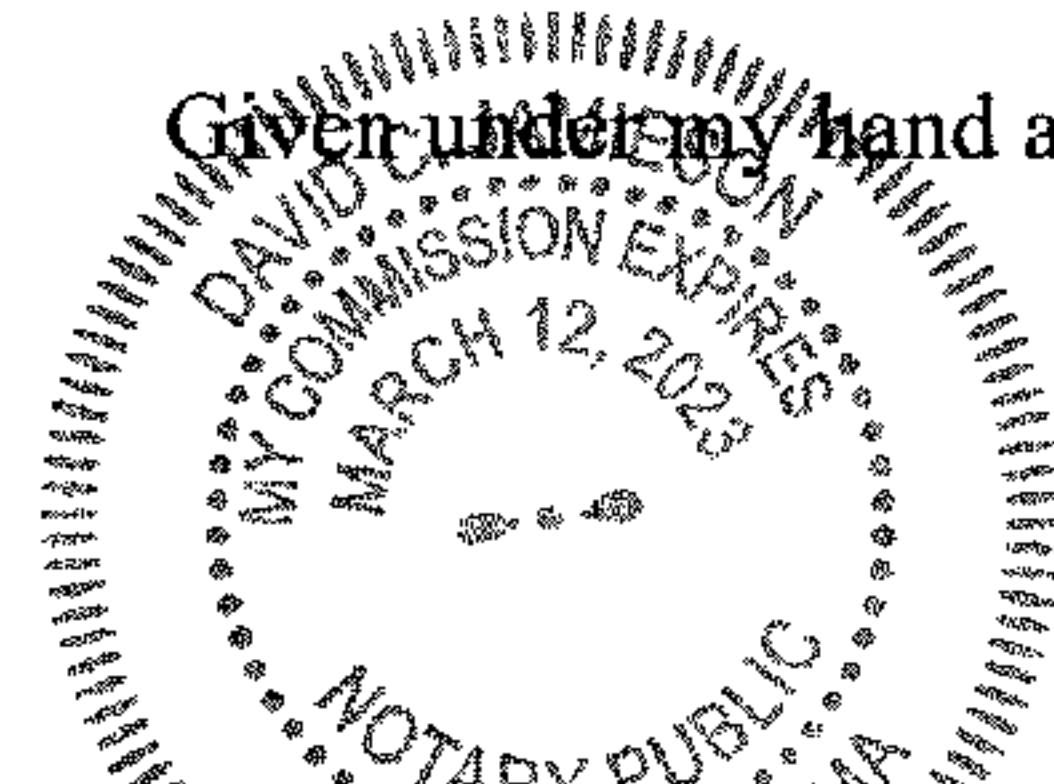
And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 14th day of June, 2021.


Andrew Lee Marshall

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Andrew Lee Marshall**, 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, they executed the same voluntarily and with full stated authority on the day the same bears date.



Given under my hand and official seal this the 14th day of June, 2021.

NOTARY PUBLIC
My Commission Expires: 3/12/23

THIS INSTRUMENT PREPARED BY:

David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:

Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

EXHIBIT A

Legal Description: Lots 34 and 35, according to the Survey of Shelby Shores, 1978 Addition, as recorded in Map Book 7, Page 88, in the Office of the Judge of Probate of Shelby County, Alabama.

Beginning at a point where the West boundary line of Lot 35, Shelby Shores 1978 Addition (Map Book 7, Page 88) interests the Northernmost right of way line of North River Drive; thence run in a Northerly direction along the said West boundary of Lot 35 a distance of 55.0 feet to a point; thence an angle of 120 degrees 47 minutes 31 seconds to the left and run Southwesterly a distance of 149.43 feet to a point; thence turn an angle of 101 degrees 01 minutes 41 seconds to the left and run Southeasterly a distance of 118.76 feet to a point on the Southernmost right of way line of North River Drive; thence turn an angle of 180 degrees 00 minutes to the left and run Northerly along said right of way line along a curve to the right (concave Southeasterly) having a radius of 66.0 feet and a central angle of 131 degrees 48 minutes 45 seconds an arc distance of 151.84 feet to the point of beginning. Said parcel of land is lying in the SE1/4 of NE1/4, Section 12, Township 22 South, Range 1 East. Included in the above described shall be any and all portions of land that lie above the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Excepted from the above described is any and all portions of land that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

Commonly known as: **1100 N. River Drive, Shelby, AL 35143**



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
06/17/2021 03:11:32 PM
\$528.00 CHERRY
20210617000297000

Allen S. Brey

20210617000297000 06/17/2021 03:11:12 PM DEEDS 3/3

Real Estate Sales Validation Form

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

Grantor's Name Andrew Lee Marshall
Mailing Address 512 Shady Crest Road
Hoover, AL 35226

Property Address 1100 North River Drive
Shelby, AL 35143

Grantee's Name James O Marshall, Jr & Margaret F Marshall
Mailing Address 2301 South Ocean Drive Apt 2408
Hollywood, FL 33019

Date of Sale 06/14/2021
Total Purchase Price \$ 500,000.00
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
 Sales Contract
 Closing Statement

Appraisal
 Other

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 Leanne G Ward

Unattested
(verified by) _____

Sign _____

(Grantor/Grantee/Owner/Agent) circle one