

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Clinton Jackson Carlisle III
1600 Hwy 42
Shelby, AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THREE HUNDRED SEVENTY THOUSAND DOLLARS AND ZERO CENTS (\$370,000.00)**, and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Martha A. Eckert, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Clinton Jackson Carlisle III* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Exhibit “A”- Legal Description

SUBJECT TO:

- 1. Ad valorem taxes due and payable October 1, 2021.
- 2. Easements, restrictions, rights of way, and permits of record.

Martha A. Eckert is the surviving grantee in Instrument # 20040819000465270, the other grantee Edna Mae Eckert deceased February 1, 2016.
Grantor herein reserves a life estate in and to the above described property.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 21st day of June 2021.


Martha A. Eckert

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Martha A. Eckert*, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of June 2021.

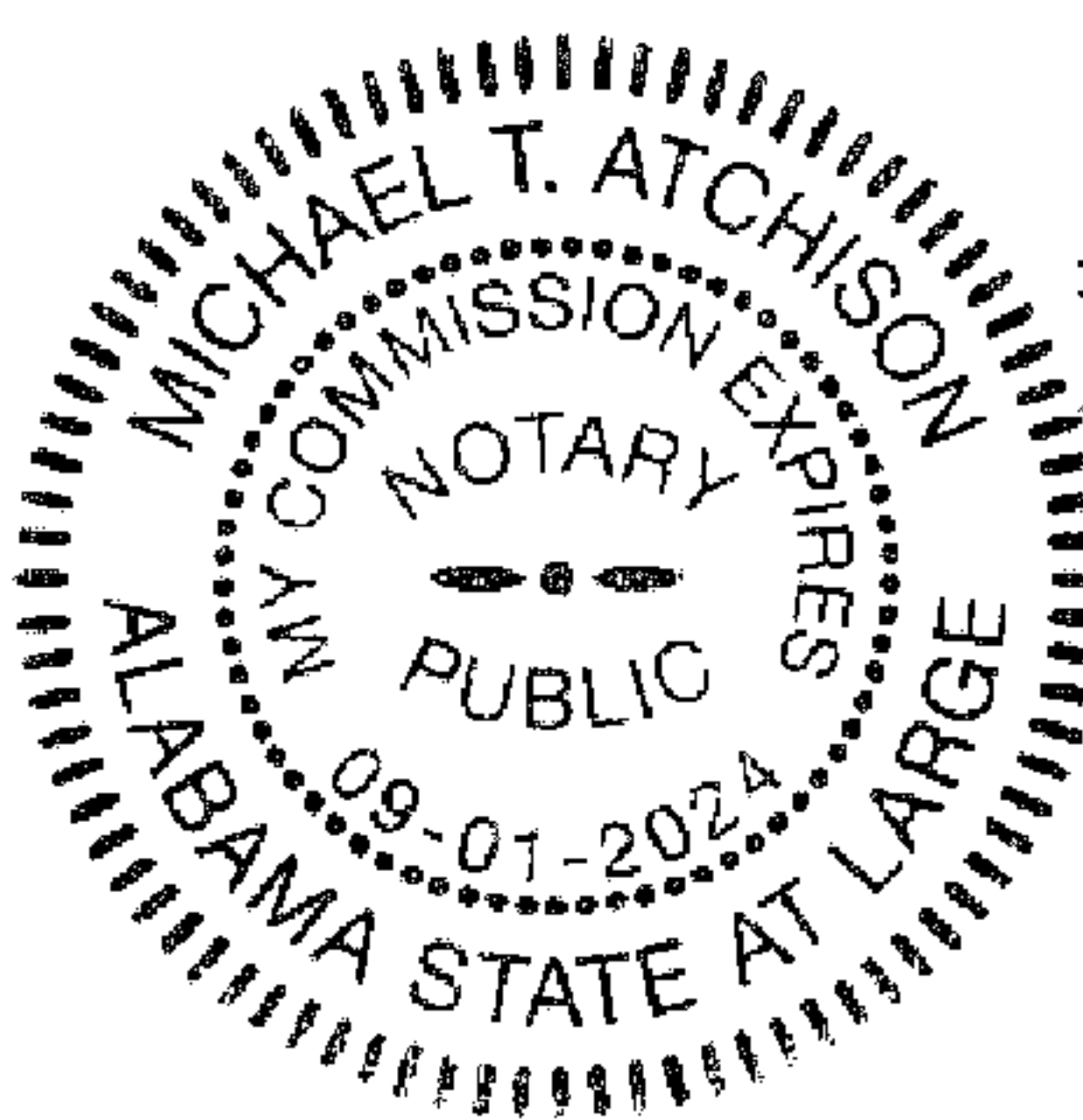
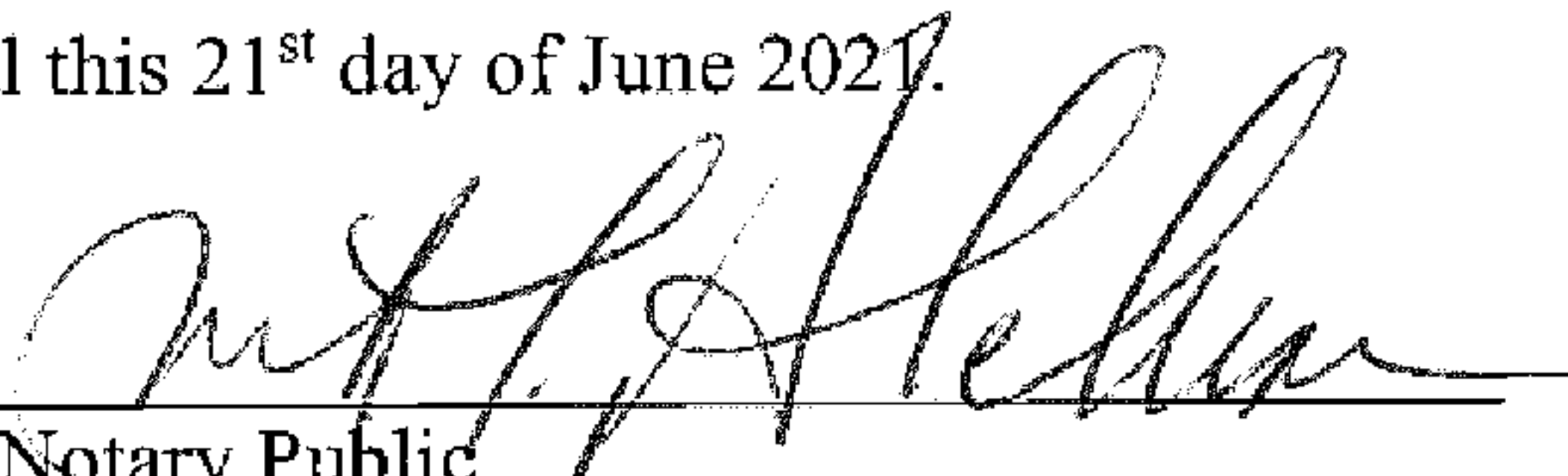


Notary Public
My Commission Expires

Exhibit "A"- Legal Description

PARCEL ONE: Commence at the Northwest corner of Section 25, Township 24 North, Range 15 East, Shelby County, Alabama; thence run Easterly 1,221.27 feet to the point of beginning of the property being described; thence continue along the last described course 50.0 feet to a point; thence 78 degrees 57 minutes right and run Southeasterly 333.27 feet to a point on the north water line of Reed Creek Slough of Lay Lake; thence 40 degrees 04 minutes 50 seconds right and run Southwesterly 34.0 feet to the point of beginning.

PARCEL TWO: Commence at the Northeast corner of Section 25, Township 24 North, Range 14 East, Shelby County, Alabama, thence run easterly along the north line of said Section 25, 1, 196.27 feet to the point of beginning of the property being described; thence continue along last described course 25.0 feet to a point, thence 78 degrees, 16 minutes, 37 seconds right and run southeasterly 376.96 feet to a point, on the North water line of Reed Creek Slough of Lay Lake; thence 103 degrees, 4 minutes right and run easterly along said water line 81.69 feet to a point; thence 84 degrees, 52 minutes, 11 seconds right, and run Northerly 386.62 feet to the point of beginning, being marked on the corners with iron pins.

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 A. Eckert
 Mailing Address 1 Angler Lane
Shelby, AL 35743

Grantee's Name Clinton Jackson Carlisle
 Mailing Address 16001 Hwy 42
Shelby, AL 35743

Property Address 1 Angler Lane
Shelby, AL 35743

Date of Sale 6-21-21
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 369,880⁰⁰

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 21st June 2021

Print Martha A. Eckert

Unattested

(verified by)

Sign Martha A. Eckert

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/21/2021 11:16:19 AM
 \$398.00 CHERRY
 20210621000300160

Ann S. Byrd

Form RT-1