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06/23/2021 02:31:30 PM
DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Christopher B. Tolliver and
Cynthia L. Tolliver
313 Chestnut Lane
Alabaster, AL 35007

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Seventy-Four Thousand Five Hundred and 00/100 Dollars ($174,500.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **JAMES ARTHUR DYESS, an unmarried man** (herein referred to as Grantor), grant, bargain, sell and convey unto **CHRISTOPHER B. TOLLIVER and CYNTHIA L. TOLLIVER** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and, if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And I do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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 persons.

In Witness Whereof, I have hereunto set my hand and seal this 20th day of May, 2021. Said deed to be effective as of June 11, 2021

James Arthur Dyess
JAMES ARTHUR DYESS

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **JAMES ARTHUR DYESS**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2021.

STATE OF ALABAMA NOTARY PUBLIC
HEATHER A. BRANTLEY
My Commission Expires
June 7, 2023

Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 24, Township 21 South, Range 3 West, more particularly described as follows:
Commencing at a rail found for the Southeast corner of said Section 24, thence North 90 degrees 00 minutes 00 seconds West along the south line of said section, a distance of 1317.38 feet to the southeast corner of the southwest quarter of the Southeast Quarter of said section; thence North 02 degrees 56 minutes 52 seconds West, along said Sixteenth section, a distance of 3216.14 feet to a 3/8" rebar found, found at the point of beginning; thence North 02 degrees 56 minutes 52 seconds West, a distance of 351.58 feet to a 3/8" rebar found; thence North 89 degrees 38 minutes 03 seconds West a distance of 989.99 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165" on the East right of way of Smokey Road; thence along a curve, concave to the Southwest, in said right of way, having a radius of 998.29 feet and a chord bearing of South 33 degrees 19 minutes 01 seconds East, an arc length of 415.06 feet to a ½" rebar set, with a cap stamped "S. Wheeler RPLS 16165"; thence South 89 degrees 02 minutes 28 seconds East, a distance of 781.90 feet to the point of beginning. Situated in Shelby County, Alabama.

PARCEL NUMBER: 23-6-24-0-000-003.004

Real Estate Sales Validation Form

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

Grantor's Name JAMES ARTHUR DYESS
Mailing Address
3570 W. Alamo Place
Littleton, CO 80123

Grantee's Name CHRISTOPHER B. TOLLIVER
Mailing Address CYNTHIA L. TOLLIVER
313 Chestnut Lane
Alabaster, AL 35007

Property Address 1521 Smokey Road,
Alabaster, AL 35007

Date of Sale 6-11-21
Total Purchase Price $ 174,500.00
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
X Sales Contract
X 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 **B. CHRISTOPHER BATTLES**

____ Unattested _____ Sign _____
(verified by) (Grantor/Grantee/Owner/**Agent**) circle one

Form RT-1

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
06/23/2021 02:31:30 PM
$202.50 BRITTANI
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