20210719000350160
07/19/2021 03:41:49 PM
DEEDS 1/3

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27333

Send Tax Notice To: Lauren Brown
Patricia Hughes
1901 S River Rd.
Shelby, AL 35143

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 Fifty Five Thousand Dollars and No Cents ($155,000.00)**, **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, **Lee Clayton and Monica Clayton, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lauren Brown and Patricia Hughes,** (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 all 2021 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

$152,192.00 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 19th day of July, 2021.

Lee Clayton

Monica Clayton

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Lee Clayton and Monica Clayton, 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 19th day of July, 2021.

Notary Public, State of Alabama

My Commission Expires: 11-13-2023

JENNIFER LINEBERRY
NOTARY PUBLIC
My Commission Expires
11-13-2023
ALABAMA STATE AT LARGE

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama; thence proceed North 00°00'18" East along the East boundary of said quarter-quarter section for a distance of 55.96 feet (set 1/2" rebar CA-0114-LS) being a point on the Northerly boundary of South River Road, said point also being the point of beginning. From this beginning point proceed South 44°25'58" West along the Northerly boundary of said road for a distance of 24.50 feet; thence proceed South 64°25'22" West along the Northerly boundary of said road for a distance of 27.68 feet; thence proceed South 88°01'26" West along the Northerly boundary of said road for a distance of 108.89 feet to a fence post in place; thence proceed North 01°20'25" West along a fence for a distance of 195.40 feet to a fence post; thence proceed North 82°11'44" East along a fence for a distance of 156.98 feet (set 1/2" rebar CA-0114-LS) to a point on the East boundary of said quarter-quarter section; thence proceed South 00°00'18" West along the East boundary of said quarter-quarter section for a distance of 183.46 feet to the point of beginning.
The above described land is located in the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 22 South, Range 1 East, Shelby County, Alabama.

To be known as Lot 1, Clayton Subdivision, as recorded in Map Book ___, Page ____, in the Probate Office of 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	Lee Clayton Monica Clayton	Grantee's Name	Lauren Brown Patricia Hughes
Mailing Address		Mailing Address	1901 S River Rd. Shelby, AL 35143
Property Address	1901 S River Rd. Shelby, AL 35143	Date of Sale	July 19, 2021
		Total Purchase Price	$155,000.00
		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
__XX__ 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 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 July 14, 2021 Print Lee Clayton

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

SHELBY COUNTY ALABAMA

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County Clerk
Shelby County, AL
07/19/2021 03:41:49 PM
$31.00 CHERRY
20210719000350160

Form RT-1