

THIS INSTRUMENT WAS PREPARED
WITHOUT BENEFIT OF A TITLE
SEARCH OR SURVEY BY:
J. Kevin Webb
1800 Providence Park; Suite 250
Birmingham, AL 35242

STATE OF ALABAMA §
 § ss.
SHELBY AND BIBB COUNTIES §

THIS INSTRUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE INFORMATION SUPPLIED BY THE PARTIES HERETO. NO TITLE EXAMINATION AND/OR OPINION WAS REQUESTED OF J. KEVIN WEBB BY EITHER GRANTOR OR GRANTEE, AND NONE WAS CONDUCTED AND/OR RENDERED. THIS INSTRUMENT MEETS THE REQUIREMENTS OF SECTION 40-22-1, CODE OF ALABAMA 1975, AS AMENDED (ALSO KNOWN AS ACT 2012-494).

STATUTORY WARRANTY DEED
(Retaining Life Estate)

KNOW ALL PERSONS BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency whereof is acknowledged, the undersigned Janet W. Seaman, an unmarried woman, ("Grantor"), does by these presents grant, bargain, sell, and convey unto Janet W. Seaman, whose address is P.O. Box 279, Wilton, AL 35187, ("Life Estate Grantee"), a life estate interest, and unto Kenneth Scott Dailey, a married man, whose address is 777 Highway 8, Montevallo, Alabama 35115, ("Remainder Grantee"), a remainder interest in and to that certain real estate situated in Shelby and Bibb Counties, Alabama, more particularly described in Exhibit "A" attached hereto which is made a part hereof and incorporated herein by this reference.

Janet W. Seaman, the Grantor, expressly reserves unto herself a life estate in and to said property, and it is the Grantor's expressed intention to convey to Kenneth Scott Dailey only the remainder interest in said property.

Property address: 1 Highway 25, Brierfield, AL 35035

Tax Assessor's Value: Shelby County - \$368,650
Bibb County - \$120,100

Source of Title: Said property is the same property conveyed by Warranty Deed from Seaman Timber Company to Janet W. Seaman, dated August 1, 1979, and recorded in Deed Book 322, Page 607, Shelby County, Alabama, and in Deed Book 110, Page 227, Bibb County, Alabama.

This conveyance is executed and delivered subject to all reservations or conveyances of oil, gas and other minerals located in, under or upon the property, and rights incidental thereto, and easements, rights-of-way, restrictive covenants, other restrictions, conditions, servitudes, or encumbrances of record.

TO HAVE AND TO HOLD to the said Life Estate Grantee and Remainder Grantee, their heirs, successors or assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 26th day of July, 2021.

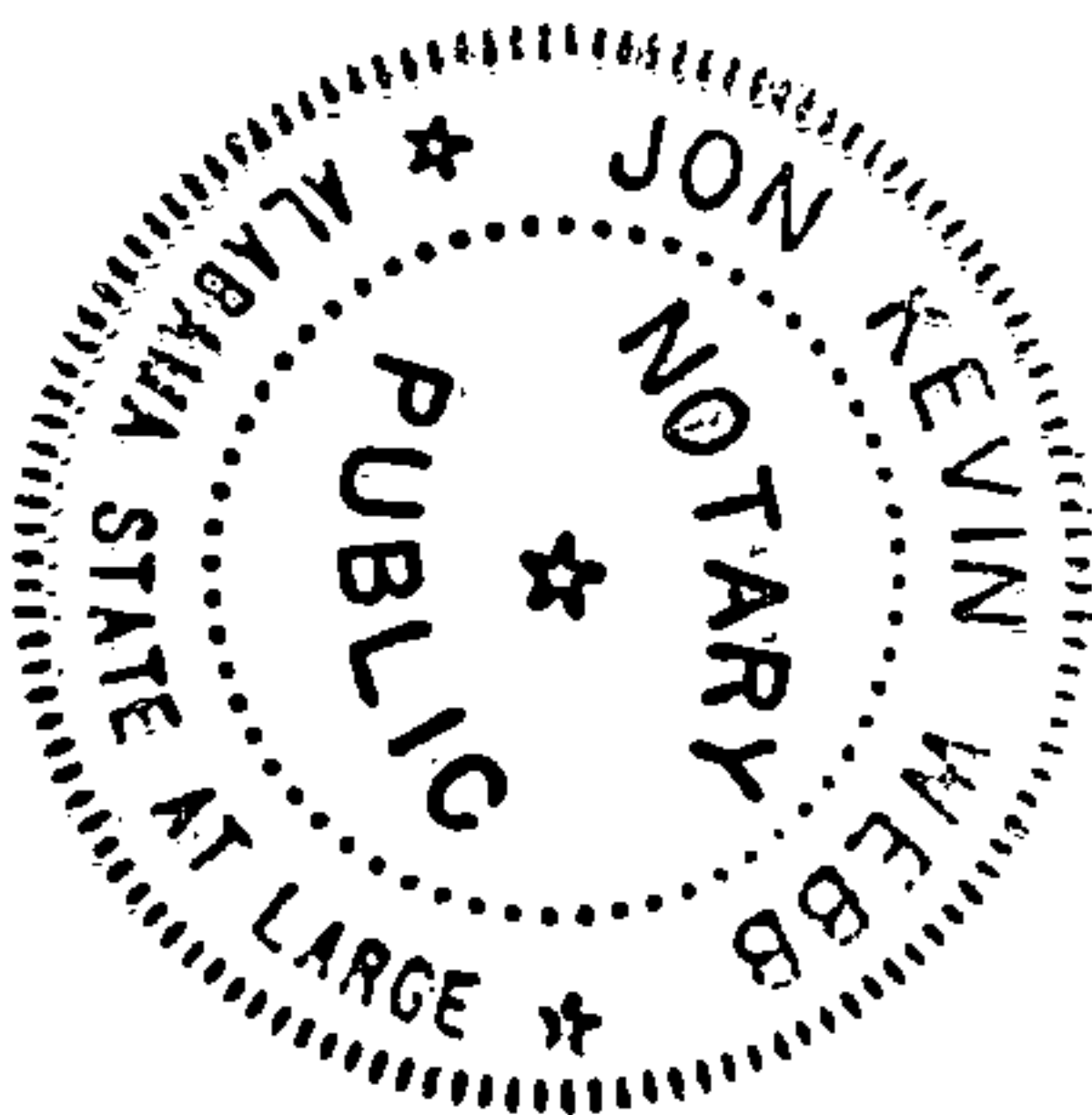
Janet W. Seaman
Janet W. Seaman, Grantor

STATE OF ALABAMA §
 § ss.
SHELBY COUNTY §

I, the undersigned authority, a notary public in and for the State of Alabama at Large, hereby certify that Janet W. Seaman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand on this the 26th day of July 2021.

Jon Kevin Webb
Notary Public
My Commission Expires: June 4, 2024





20210729000367120 3/4 \$215.50
Shelby Cnty Judge of Probate, AL
07/29/2021 12:48:13 PM FILED/CERT

EXHIBIT "A"

PARCEL A

All that part of the W-1/2 of the SE-1/4 lying North and West of Old Montevallo and Centreville dirt road, except a strip of land of uniform width being 338 feet wide off of the West side of that part of the W-1/2 of said SE-1/4 lying South of Shoal Creek; also all that part of the SE-1/4 of the SE-1/4 lying North and West of Old Montevallo and Centreville dirt road; all being in Section 13, Township 24, Range 11 East, Bibb County, Alabama.

ALSO, all that part of the NE-1/4 of SE-1/4 of Section 13, Township 24, Range 11 East, lying North and West of Old Montevallo and Centreville dirt road; being situated in Shelby County, Alabama.

PARCEL B

A parcel of land situated in the S-1/2 of the SE-1/4 of Section 13, Township 24 North, Range 11 East, and more particularly described as follows: Begin at the intersection of the West side of the SE-1/4 of the SE-1/4 of said Section 13, Township 24 North, Range 11 East, with the North boundary of Alabama Highway No. 25 for point of beginning; thence Westerly along the North right of way line of said Highway a distance of 981.62 feet to a fence, the accepted property line; thence at an angle of 89 deg. 46 min. to the right and run along said fence 382.42 feet; thence turn an angle of 121 deg. 55 min. to the right and run along the Old Montevallo-Centreville Road 125.12 feet; thence turn an angle of 10 deg. 25 min. to the left and continue along said road 383.38 feet; thence turn an angle of 5 deg. 49 min. to the left and continue along said road 392.0 feet; thence turn an angle of 14 deg. 33 min. to the left and run along said road 483.4 feet; thence turn an angle of 89 deg. 06 min. to the right and run 65.93 feet to the north boundary of said Alabama Highway No. 25; thence Westerly along said Highway right of way 341.3 feet to the point of beginning; containing 5.42 acres. LESS AND EXCEPT MINERAL RIGHTS.

LESS AND EXCEPT:

Commence at the NE corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 13 and go S 2° 41' 19" E along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 413.12 feet to the North boundary of Highway 25; thence S 87° 26' 30" W along said North boundary 650.32 feet to the point of beginning thence continue S 87° 26' 30" W for 330 feet; thence N 2° 47' W for 660 feet; thence N 87° 26' 30" E for 330 feet; thence S 2° 47' E for 660 feet to the point of beginning containing 5 acres, more or less. Said tract being located in the W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 13, Township 24 North, Range 11 East, Bibb County, Alabama.

Real Estate Sales Validation Form

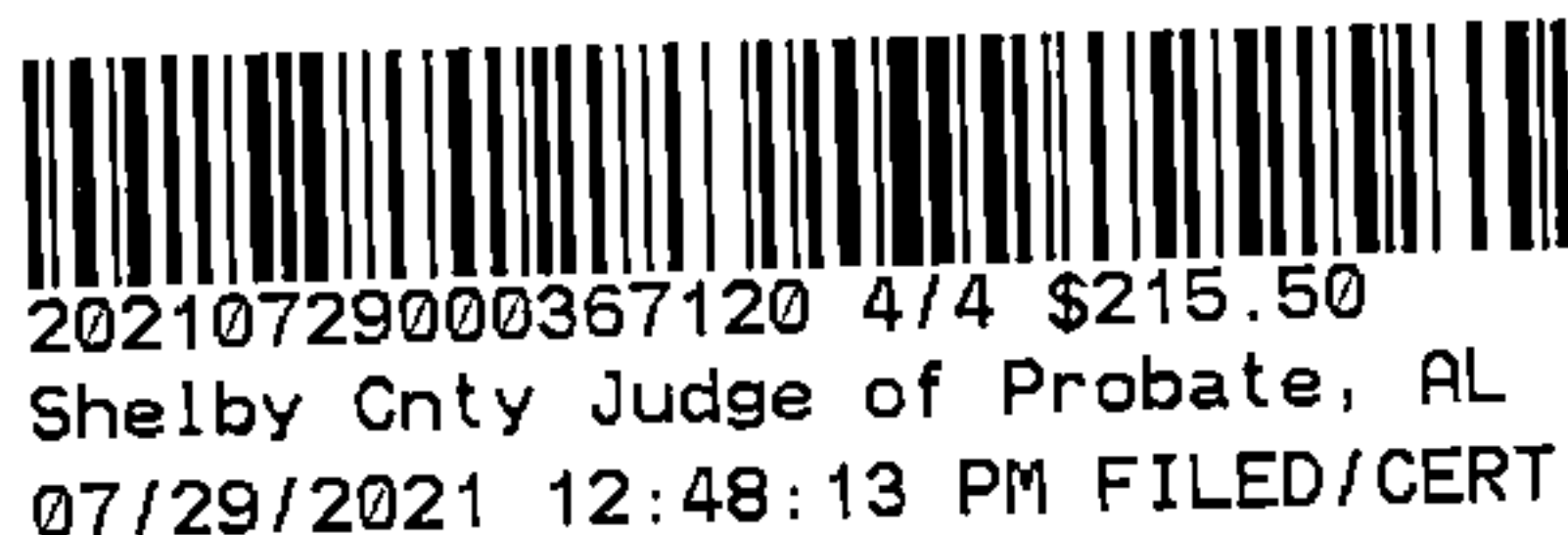
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Janet W. Seaman
Mailing Address P.O. Box 279
Wilton, AL 35187

Grantee's Name Kenneth Scott Dailey
Mailing Address 777 Hwy 8
Montevallo, AL 35115

Property Address 1 Highway 25
Brierfield, AL 35035

Date of Sale 07/26/2021
Total Purchase Price \$



or
Actual Value \$
or
Assessor's Market Value \$ Shelby County - \$368,650
Bibb County - \$120,100

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 ☐ Appraisal
☐ Sales Contract ☒ Other tax assessor's value 1/2 Interest \$184,325.00
☐ 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 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 7-26-21

Print Janet W. Seaman

Unattested

[Signature]
(verified by)

Sign

[Signature]

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1