

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: MV-21-27434

Send Tax Notice To: Alfred Jamison DeBellas
Laura Gibson DeBellas

11606 Queens Way
Austin TX 78759

**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 **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, 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, **Keith E. Bailey, a married man and Kenneth B. Bailey, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Alfred Jamison DeBellas and Laura Gibson DeBellas**, (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 taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

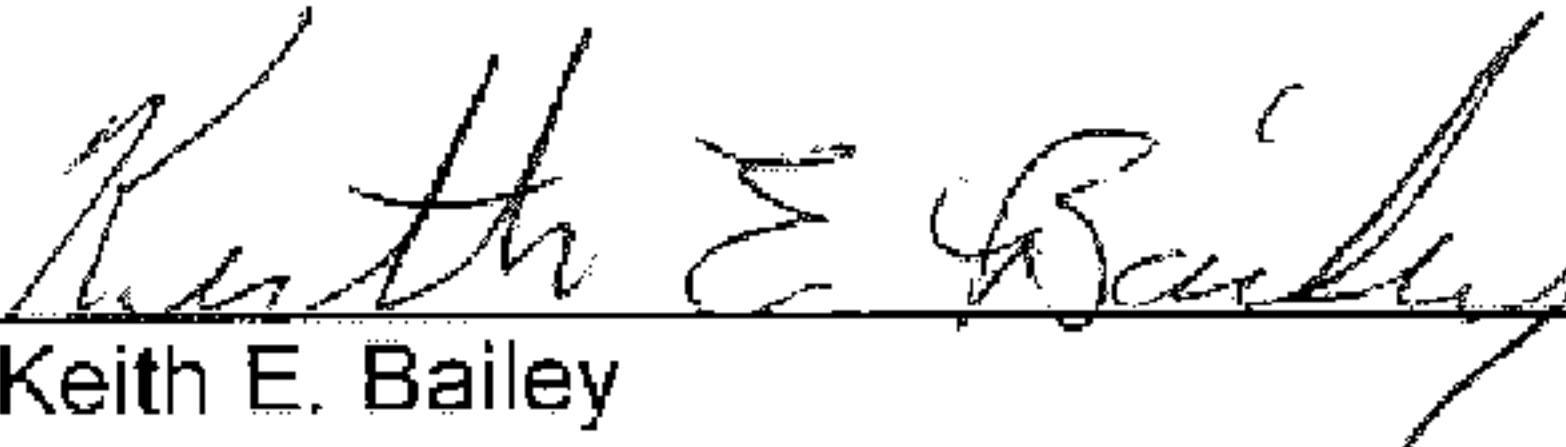
Property constitutes no part of the homestead of the Grantor herein or their spouses, if any.

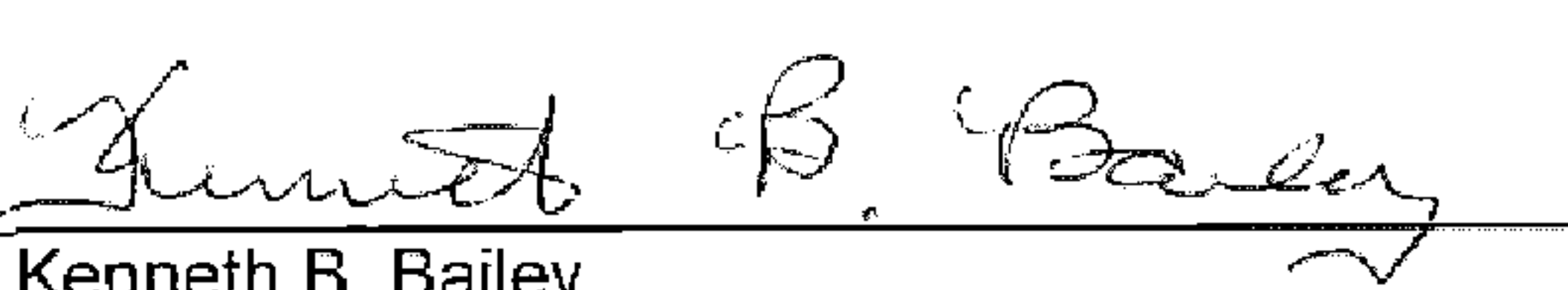
\$269,500.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 29th day of July, 2021.


Keith E. Bailey

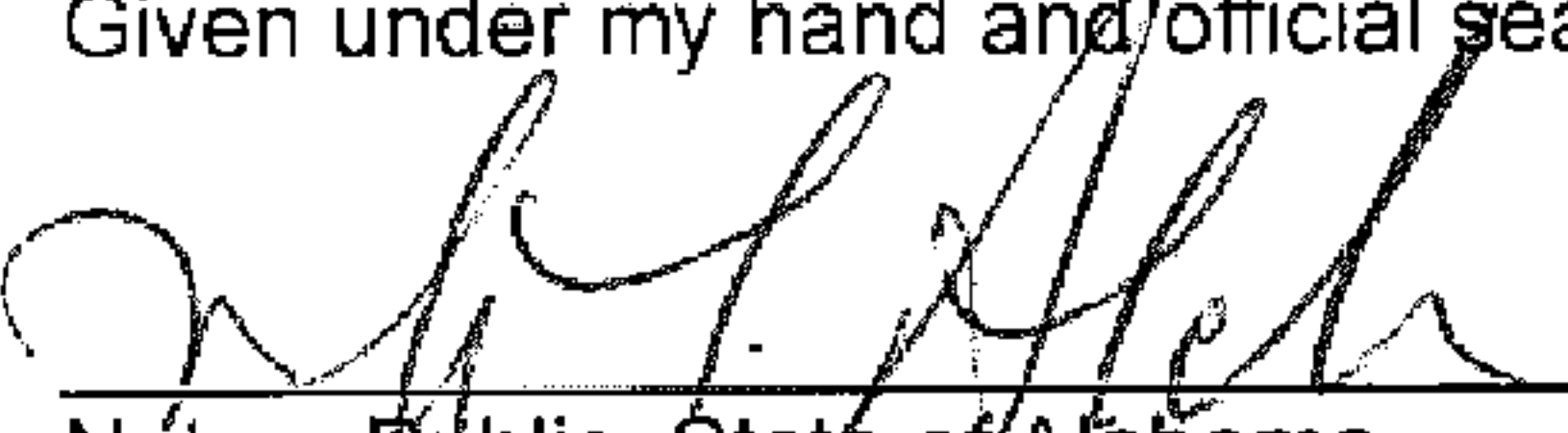

Kenneth B. Bailey

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Keith E. Bailey and Kenneth B. Bailey, 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 29th day of July, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

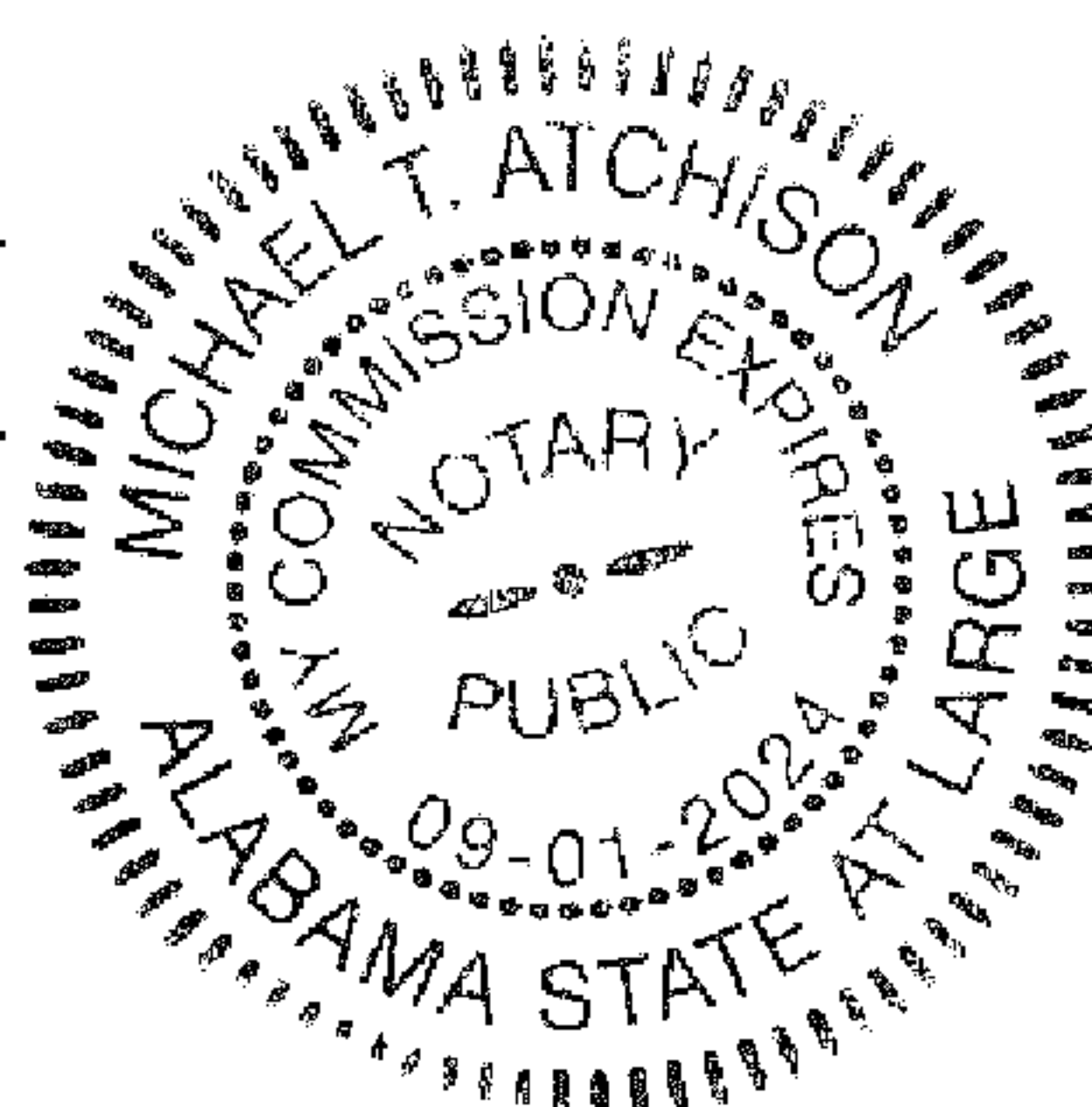


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the NE 1/4 of the NE 1/4 of Section 35, Township 24 North, Range 15 East, Shelby County, Alabama, described as follows:

Commence at the NE corner of said Section 35; thence run West along the North section line a distance of 97.11 feet; thence turn left 90 deg. 00 min. 00 sec. a distance of 669.14 feet to the point of beginning; thence turn right 10 deg. 05 min. 57 sec. a distance of 200.95 feet; thence turn right 74 deg. 41 min. 53 sec. a distance of 67.70 feet to the edge of Lay Lake; thence run along said Lake the following angles and distances; thence turn right 33 deg. 30 min. 43 sec. a distance of 35.93 feet; thence turn left 24 deg. 27 min. 52 sec. a distance of 127.75 feet; thence turn right 20 deg. 37 min. 50 sec. a distance of 37.73 feet; thence turn right 31 deg. 55 min. 18 sec. a distance of 27.27 feet; thence turn right 11 deg. 54 min. 51 sec. a distance of 23.49 feet; thence turn right 47 deg. 05 min. 13 sec. a distance of 24.16 feet; thence turn right 15 deg. 02 min. 58 sec. a distance of 28.32 feet; thence turn left 17 deg. 47 min. 34 sec. a distance of 39.83 feet; thence turn right 30 deg. 37 min. 57 sec. a distance of 51.24 feet; thence turn right 12 deg. 06 min. 35 sec. a distance of 42.78 feet; thence turn right 16 deg. 16 min. 48 sec. a distance of 33.24; thence turn right 12 deg. 35 min. 09 sec. a distance of 133.75 feet; thence turn right 05 deg. 50 min. 11 sec. leaving the Lake a distance of 30.0 feet to the point of beginning.

There exists a 15 foot non-exclusive easement for the purpose of ingress, egress and utilities along the Easterly line of the above described property.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Keith E. Bailey Kenneth B. Bailey	Grantee's Name	Alfred Jamison DeBellas Laura Gibson DeBellas
Mailing Address	<u>1606 Joe White Rd</u> <u>Shelby, AL 35143</u>	Mailing Address	<u>11606 Queens Way</u> <u>Austin, TX 78759</u>
Property Address	<u>1930 Island Rd.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>July , 2021</u>
		Total Purchase Price	<u>\$385,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 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 26, 2021

Print Keith E. Bailey

Unattested

Sign Keith E. Bailey
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
08/02/2021 02:40:03 PM
\$143.50 JOANN
20210802000372520

Allen S. Bayl

Form RT-1