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08/03/2021 08:34:32 AM
DEEDS 1/4

Document Prepared By:
Shannon R. Crull, P. C.
3009 Firefighter Lane
Birmingham, Alabama 35209

Send Tax Notice To:
James & Laura Bush
57486 Hwy 251
Leeds AL 35094

GENERAL WARRANTY DEED
With Right of Survivorship

STATE OF ALABAMA
COUNTY OF SHELBY

}

KNOW ALL MEN BY THESE PRESENTS:

① M211079A

THAT IN CONSIDERATION OF **One Hundred Thirty Thousand Dollars and NO/100 (\$130,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Billy Gene Alexander, a single man, Jill Alexander Armstrong, a single woman, and Gary Wayne Alexander, a single man,** (herein referred to as Grantors), grant, sell, bargain and convey unto, **James T. Bush and Laura Bush** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the Southeast corner of the Southwest 1/4 of the Northwest 1/4 of said Section 4, being an iron pin set with a SSI cap; thence run South 89 degrees, 59 minutes, 59 seconds West along the south line of said 1/4 - 1/4 for a distance of 363.57 feet to a found 5/8" rebar; thence run North 00 degrees, 17 minutes, 27 seconds West for a distance of 195.23 feet to an iron pin set with a SSI cap; thence run North 84 degrees, 52 minutes, 46 seconds East for a distance of 57.63 feet to an iron pin set with a SSI cap; thence run North 82 degrees, 53 minutes, 14 seconds East for a distance of 69.12 feet to an iron pin set with a SSI cap; thence run North 80 degrees, 42 minutes, 36 seconds East for a distance of 82.05 feet to an iron pin set with a SSI cap; thence run North 69 degrees, 25 minutes, 19 seconds East for a distance of 31.05 feet to an iron pin set with a SSI cap, being on the Westerly right-of-way line of Alabama Highway 25, also being on a curve to the left having a central angle of 05 degrees, 01 minutes, 53 seconds and a radius of 788.79 feet, with a chord bearing of South 27 degrees, 50 minutes, 29 seconds East, with a chord of 69.24 feet; thence run along the arc of said curve and also along said right-of-way line for a distance of 69.27 feet to an iron pin set with a SSI cap; thence run South 29 degrees, 14 minutes, 17 seconds East along said right-of-way line for a distance of 196.95 feet to the point of beginning. Said parcel of land containing 1.472 acres, more or less.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$127,645.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

M211079A

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the undersigned GRANTORS have hereunto set their hands and seals, this 28th day of July, 2021.

Billy Gene Alexander
Billy Gene Alexander

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Billy Gene Alexander** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2021.

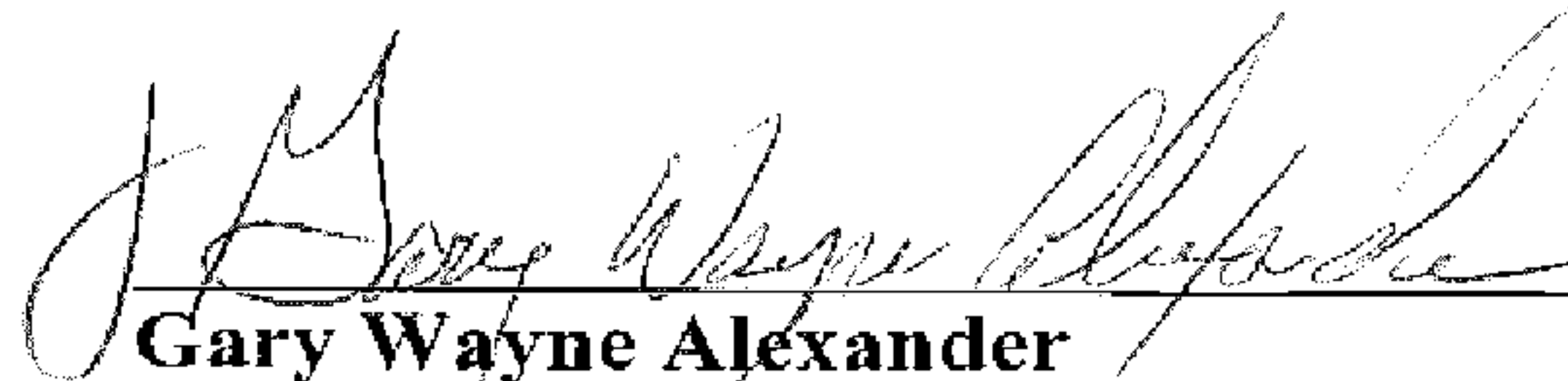
Notary Seal

Jeffrey Adam Morris
Notary Public

My commission expires:

6/22/25





Gary Wayne Alexander

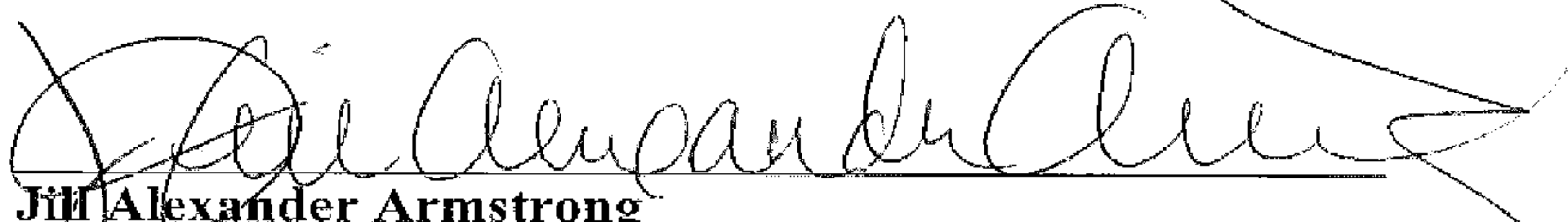
STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Gary Wayne Alexander** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2021



Notary Public
My commission expires:



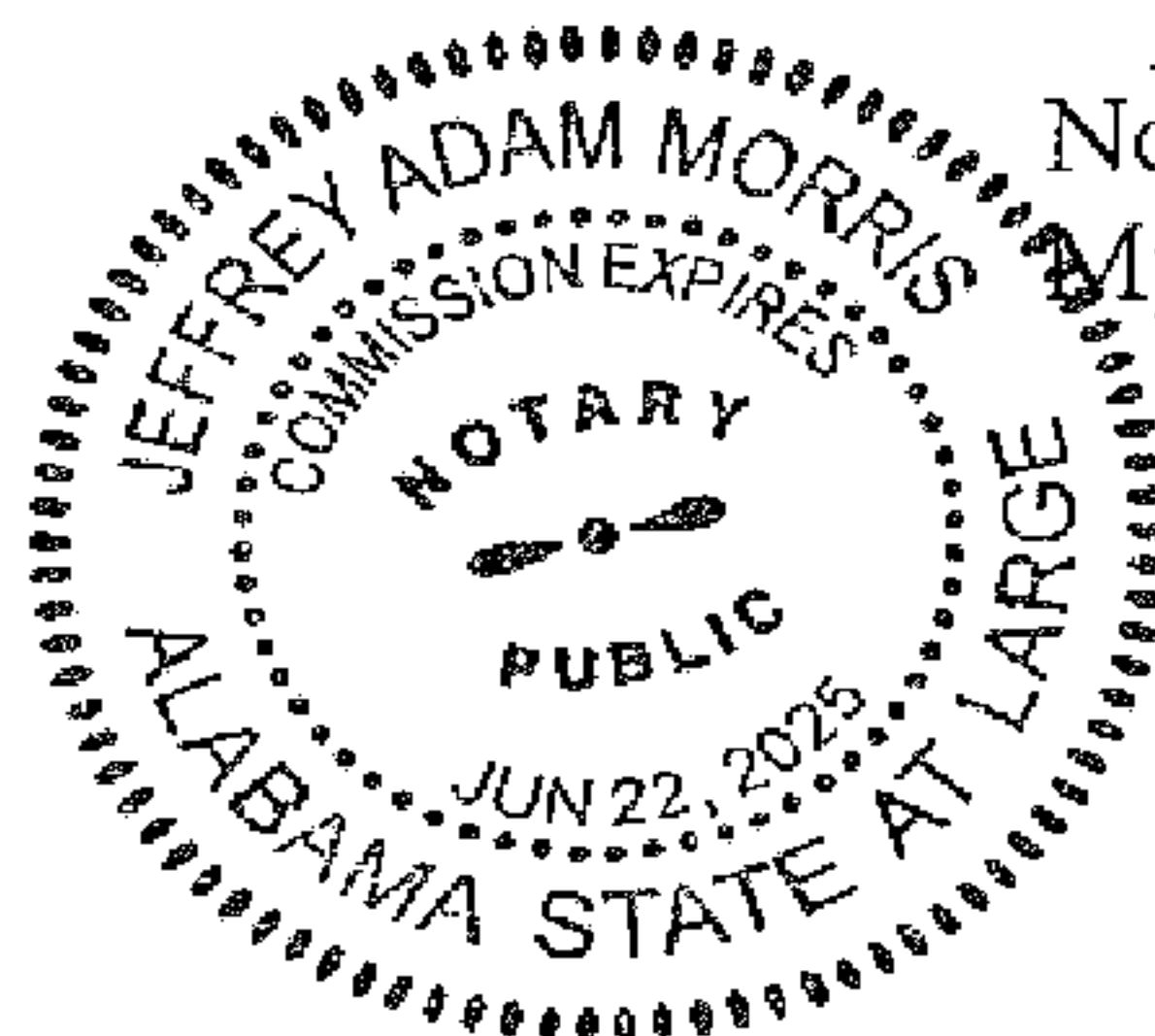
Jill Alexander Armstrong

STATE OF AL
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Jill Alexander Armstrong** whose name is signed to the foregoing deed and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 28th day of July, 2021

Notary Seal



Notary Public
My commission expires: 6/22/25

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

Grantor's Name	Billy Gene Alexander	Grantee's Name	James T. Bush
	Gary Wayne Alexander		Laura Bush
Mailing Address	6580 Lynn Ave Leeds AL 35094	Mailing Address	57486 Hwy 25 Leeds AL 35094
Property Address		Date of Sale	July 28th, 2021
57486 Highway 25, Leeds, AL 35094-6473		Total Purchase Price	\$130,000.00
		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	Appraisal
Sales Contract	Other
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

7/28/21

Print

Jeff Hamel

Sign

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/03/2021 08:34:32 AM
 \$34.50 JOANN
 20210803000373330

Alicia S. Bayl