

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27480

Send Tax Notice To: Taylor Drew Falls
Charlotte Elizabeth Falls
AL

107 Dogwood Dr
Columbiana, AL 35051

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 Seventy Nine Thousand Dollars and No Cents (\$379,000.00)**, 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, **David A. Bass and Kathy I. Bass**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Taylor Drew Falls and Charlotte Elizabeth Falls**, (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.

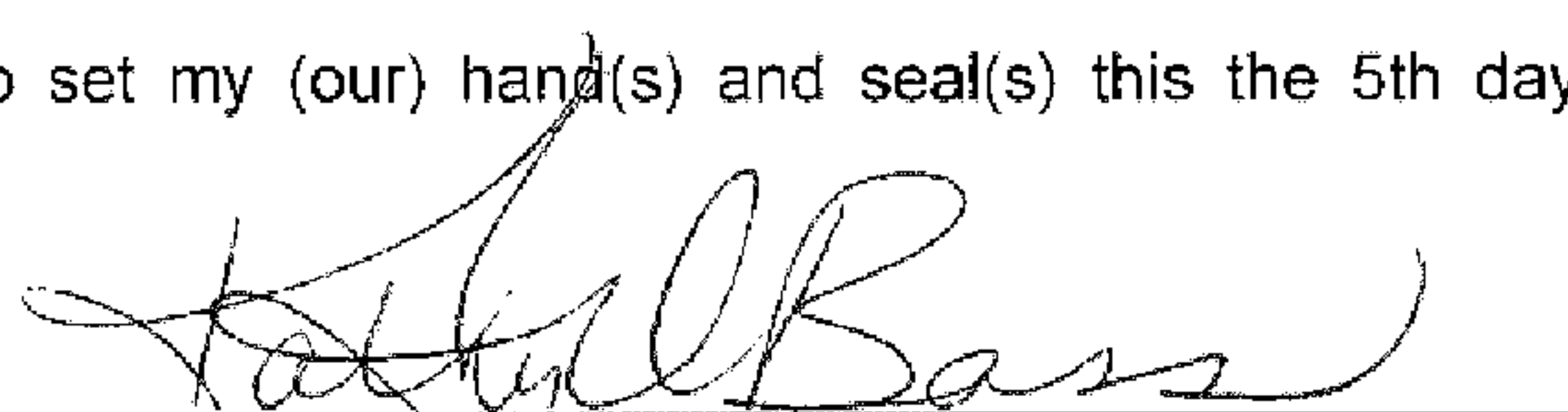
\$264,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 5th day of August, 2021.


David A. Bass


Kathy I. Bass

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 David A. Bass and Kathy I. Bass, 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 5th day of August, 2021.


Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 01, 2024

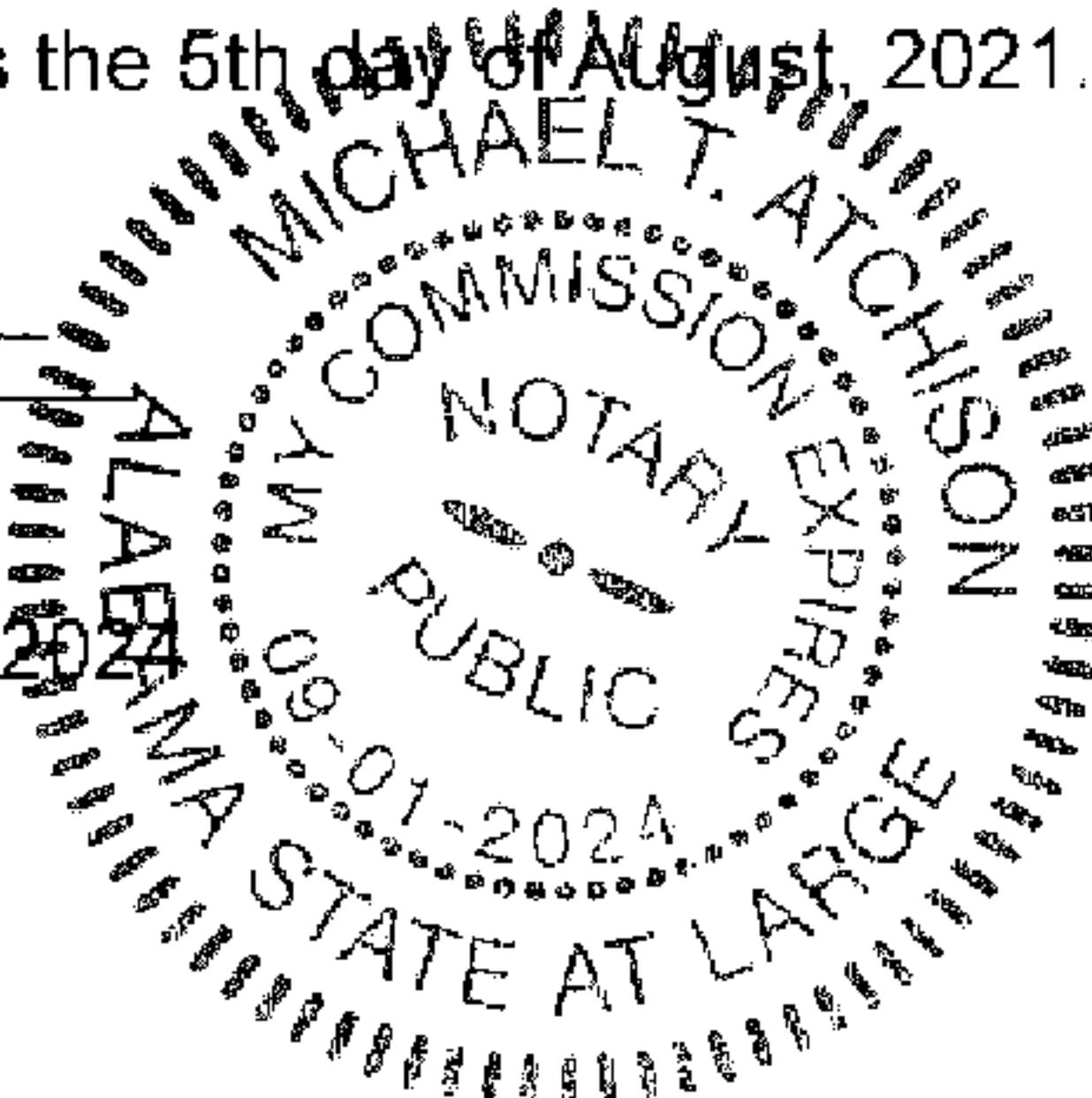


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

Lot 11, of the 1st Addition to Triple Springs Subdivision, 2nd Sector, as recorded in Map Book 6, Page 155, in the Probate Office of Shelby County, Alabama.

Parcel 2:

A parcel of land in the Southwest 1/4 of the Southeast 1/4 of Section 25, Township 21 South, Range 1 West, being the same land described in deed to Timothy Allen and Tracy E. Billingsley, recorded in Instrument #: 1997-49310, of the Real Property records of Shelby County, Alabama, said parcel of land being more particularly described as follows:

Beginning at a 1/2-inch rebar, found at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 25; thence South 88 degrees 54 minutes 07 seconds West along the South line of said Sixteenth Section, a distance of 603.23 feet to a 1/2-inch rebar found on the East line of Triple Springs, 2nd Sector, as recorded in Map Book 6, at Page 155; thence along the East line of said subdivision the following courses and distances: North 11 degrees 53 minutes 38 seconds East a distance of 12.61 feet to a 1/2-inch rebar found; North 50 degrees 15 minutes 22 seconds West a distance of 110.33 feet to a 1/2-inch rebar found; North 80 degrees 28 minutes 11 seconds West a distance of 19.99 feet to a 1/2-inch rebar set; North 00 degrees 55 minutes 48 seconds East a distance of 162.50 feet to a 1/2-inch rebar set on the South right of way of Dogwood Drive; thence North 89 degrees 04 minutes 12 seconds East along said right of way a distance of 50.00 feet to a 1/2-inch rebar set; thence North 89 degrees 04 minutes 12 seconds East a distance of 210.78 feet to a 1/2-inch rebar set on the Southeast corner of the Tim Billingsley 1 acre home lot; thence North 04 degrees 59 minutes 14 seconds East a distance of 204.88 feet to a 1/2-inch rebar set on the Northeast corner of the Tim Billingsley 1 acre home lot; thence South 88 degrees 46 minutes 23 seconds East a distance of 420.70 feet to a 1/2-inch rebar set on the East line of the Southwest 1/4 of the Southeast 1/4 of Section 25; thence South 00 degrees 26 minutes 20 seconds East a distance of 427.98 feet to the point of beginning, in the Probate Office of Shelby County, Alabama. Situated in 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	David A. Bass Kathy I. Bass	Grantee's Name	Taylor Drew Falls Charlotte Elizabeth Falls
Mailing Address	<u>4858 Redland Rd.</u> <u>Wetumpka, AL 36093</u>	Mailing Address	_____
Property Address	<u>107 Dogwood Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>August 05, 2021</u>
		Total Purchase Price	<u>\$379,000.00</u>
		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 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 August 04, 2021

Print David A. Bass

Unattested

Sign David A. Bass
(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
08/05/2021 03:58:12 PM
\$143.00 JOANN
20210805000381070

Allen S. Bayl

Form RT-1