

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27465

Send Tax Notice To: Tracy Rockhold
Crystal B. Rockhold
1458 Highway 74 .
Chelsea, AL 35043

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 **Four Hundred Twenty Five Thousand Dollars and No Cents (\$425,000.00), 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, **James Rodney Bradley and Glenda Faye Bradley, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tracy Rockhold and Crystal B. Rockhold**, (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.

\$440,300.00 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 August, 2021.


James Rodney Bradley

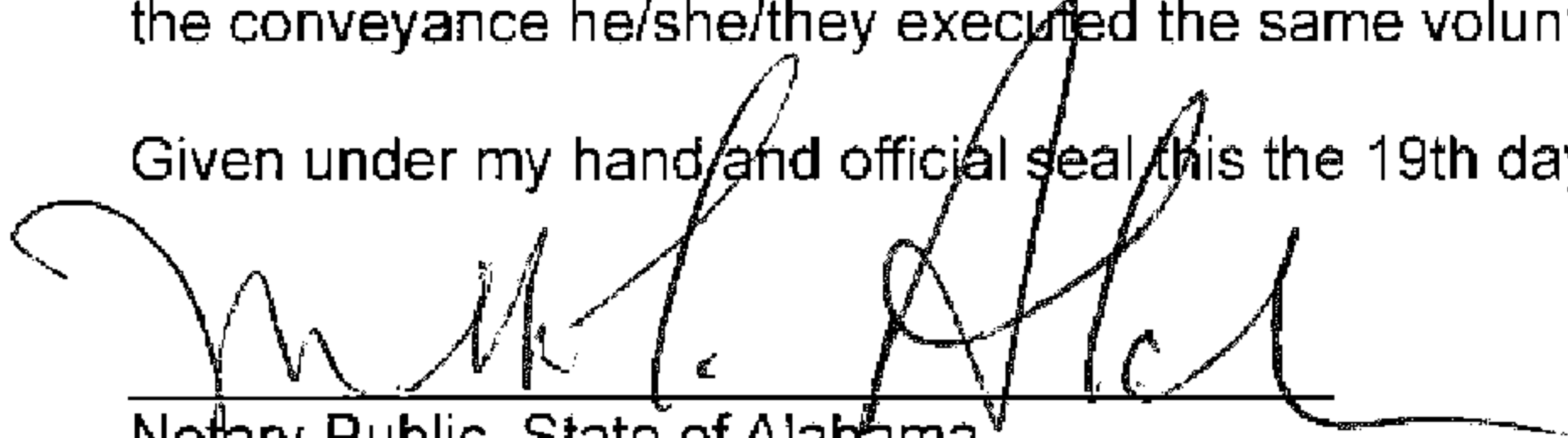

Glenda Faye Bradley

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 James Rodney Bradley and Glenda Faye Bradley, 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 August, 2021.


Notary Public, State of Alabama
Mike T Atchison
My Commission Expires: September 01, 2024

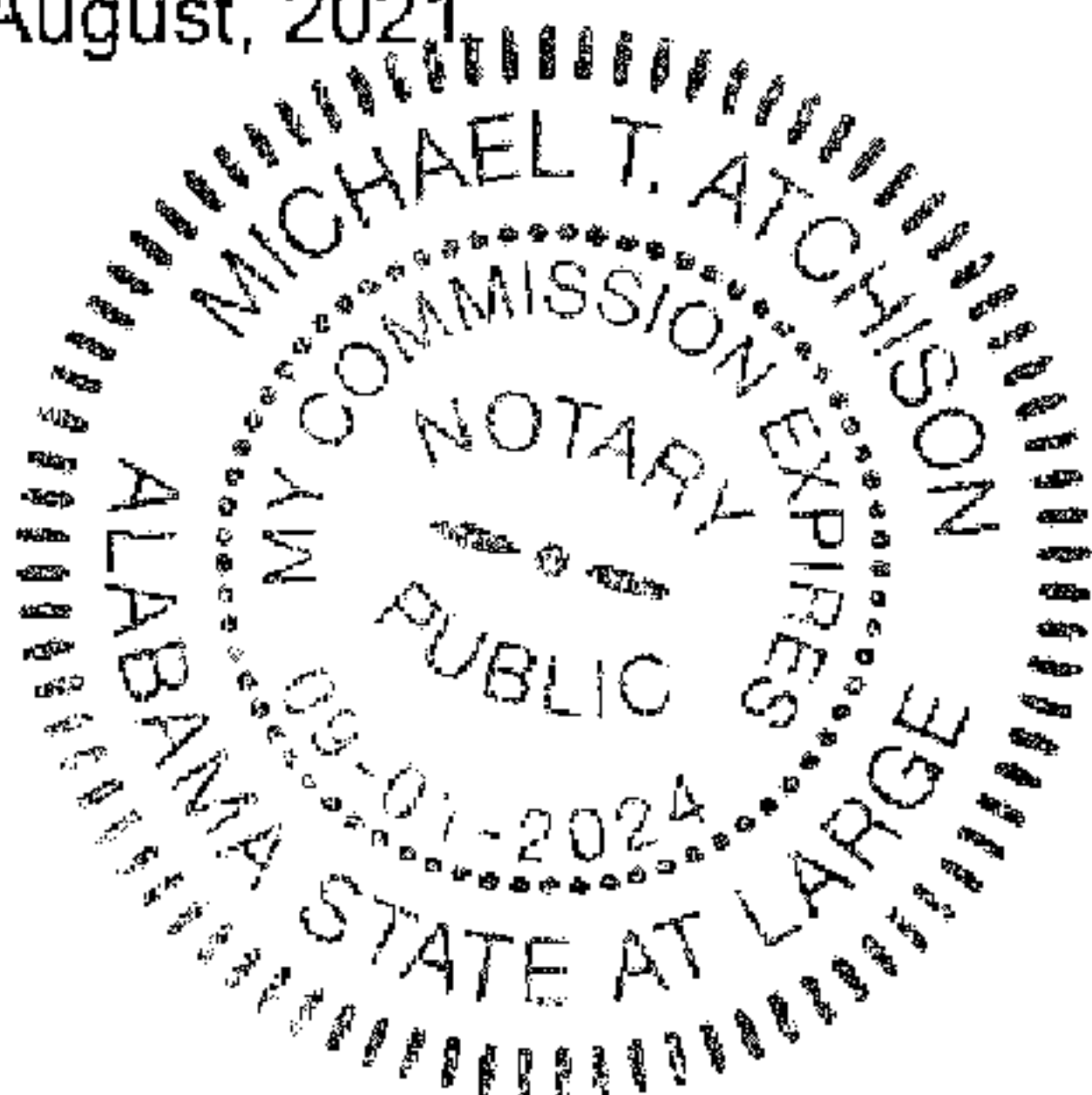


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I

A part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 20 South, Range 1 West, more particularly described as follows: Commence at the SE corner of said Section 18 and run Westerly along the Southern Section line thereof a distance of 663.91 feet to the POINT OF BEGINNING of the lot herein conveyed; thence continue Westerly along said Section line 331.95 feet to a point; thence turn an angle of 88°45' to the right and run Northerly 660 feet to a point; thence turn an angle of 91°15' to the right and run Easterly 331.95 feet; thence turn to the right an angle of 88°45' and run Southerly a distance of 660 feet to the point of beginning.

Parcel II

Begin at the SE corner of the SE $\frac{1}{4}$, W995.86 feet, N660 feet to POB, N660 feet, E330 feet, S660 feet, W330 feet to POB, Section 18, Township 20 South, Range 1 West.

Parcel III

Part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 20, Range 1 West, described as follows:

Begin at the NW corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section and run South along the West boundary thereof 660 feet; thence turn left and run East, parallel with the North boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 330 feet; turn left and run North, parallel with the West boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section 660 feet, to a point on the North boundary of said $\frac{1}{4}$ $\frac{1}{4}$ Section; turn left and run West along said North boundary a distance of 330 feet to the point of beginning.

Parcel IV

Commence at the SE corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 18, Township 20 South, Range 1 West, and run thence Westerly along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 995.86 feet to the Southwest corner of a parcel heretofore conveyed to the grantees, as shown by deed recorded in Book 301 at page 654, Office of Judge of Probate of Shelby County, Alabama, to the POINT OF BEGINNING of the parcel herein conveyed; thence turn an angle of 88°45' to the right and run Northerly 660 feet to the Northwest corner of said parcel of the grantees as described Book 301, Page 654; thence run Westerly, parallel with the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, to a point on the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run Southerly along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 660 feet, more or less, to the Southwest corner of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run Easterly, along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ Section, a distance of 331.95 feet, more or less, to the point of beginning.

Parcel V

All of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 19, Township 20 South, Range 1 West lying North of Shelby County Highway #74, except the East 685 feet of.

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

Grantor's Name	James Rodney Bradley Glenda Faye Bradley	Grantee's Name	Tracy Rockhold Crystal B. Rockhold
Mailing Address	<u>1061 GRC 74</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>1458 Highway 74 .</u> <u>Chelsea, AL 35043</u>
Property Address	<u>1458 Highway 74 .</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>August 19, 2021</u>
		Total Purchase Price	<u>\$425,000.00</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 August 18, 2021

Print James Rodney Bradley James Rodney Bradley

 Unattested

Sign
(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
08/20/2021 08:03:26 AM
\$29.00 JOANN
20210820000406630



Form RT-1

Allen S. Boyd