

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051



20210830000421630 1/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/30/2021 12:12:51 PM FILED/CERT

Send Tax Notice to:

Scottie T. & Lisa M. Morris
61 Taylor Farm Road
Wilsonville, Alabama 35186

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FIVE THOUSAND AND NO/00 (\$5,000.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we,

JOHN T. BATSON, a unmarried man

(herein referred to as *Grantor*) grant, bargain, sell and convey unto,

SCOTTIE T. MORRIS and LISA M. MORRIS

(herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

The NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 36, Township 20 South, Range 1 East.

In addition: In the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$, Section 36, Township 20 South, Range 1 East.

A right-of-way 25 feet in width along the western line of said $\frac{1}{4}$ - $\frac{1}{4}$ section extending from the north line thereto in a southerly direction for a distance of 50 feet.

In addition: In the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 1 East.

A right-of-way 25 feet in width along the westerly line of said $\frac{1}{4}$ - $\frac{1}{4}$ section, extending from the south right-of-way line of County Road 61 to the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section.

Less and except: In the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 20 South, Range 1 East.

That part of said $\frac{1}{4}$ - $\frac{1}{4}$ section south of a line ordered by Circuit Court in case No. CV-83-241 and described by Frank W. Wheeler, Ala. Reg. L. S. No. 3385 on July 26, 1985.

Subject to taxes for 2006 and subsequent years, easements, restrictions, rights of way and permits of record.

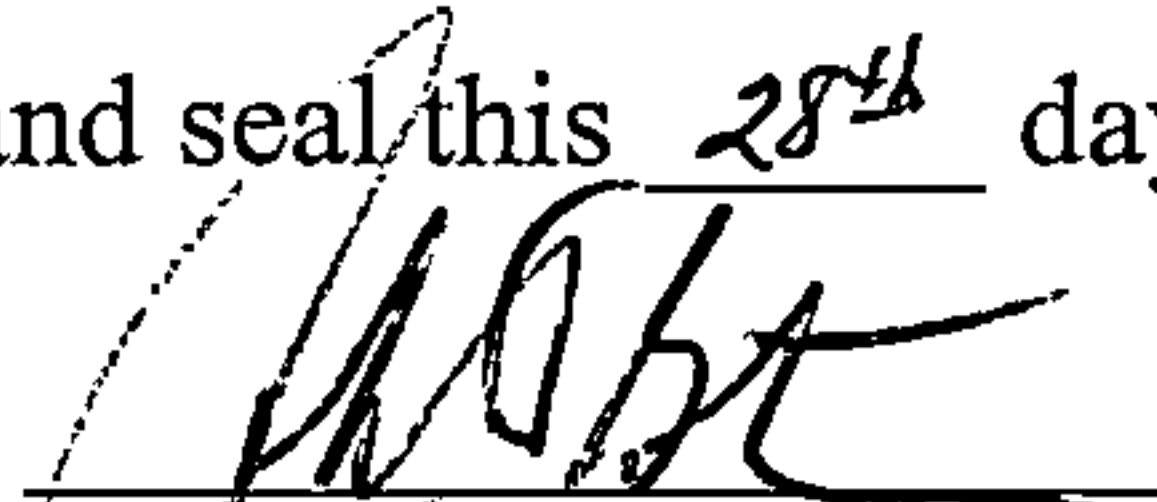
This property constitutes no part of the homestead of the grantor, or of his spouse.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of November, 2006.


JOHN T. BATSON

STATE OF ALABAMA)
SHELBY COUNTY)

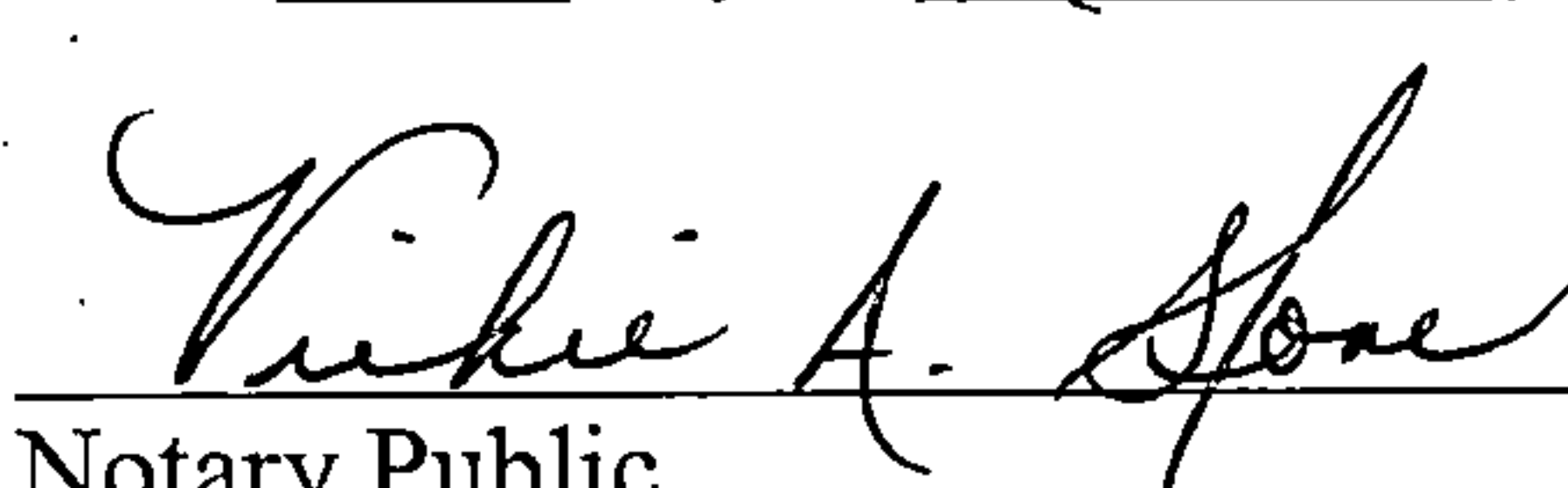
I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that

JOHN T. BATSON,

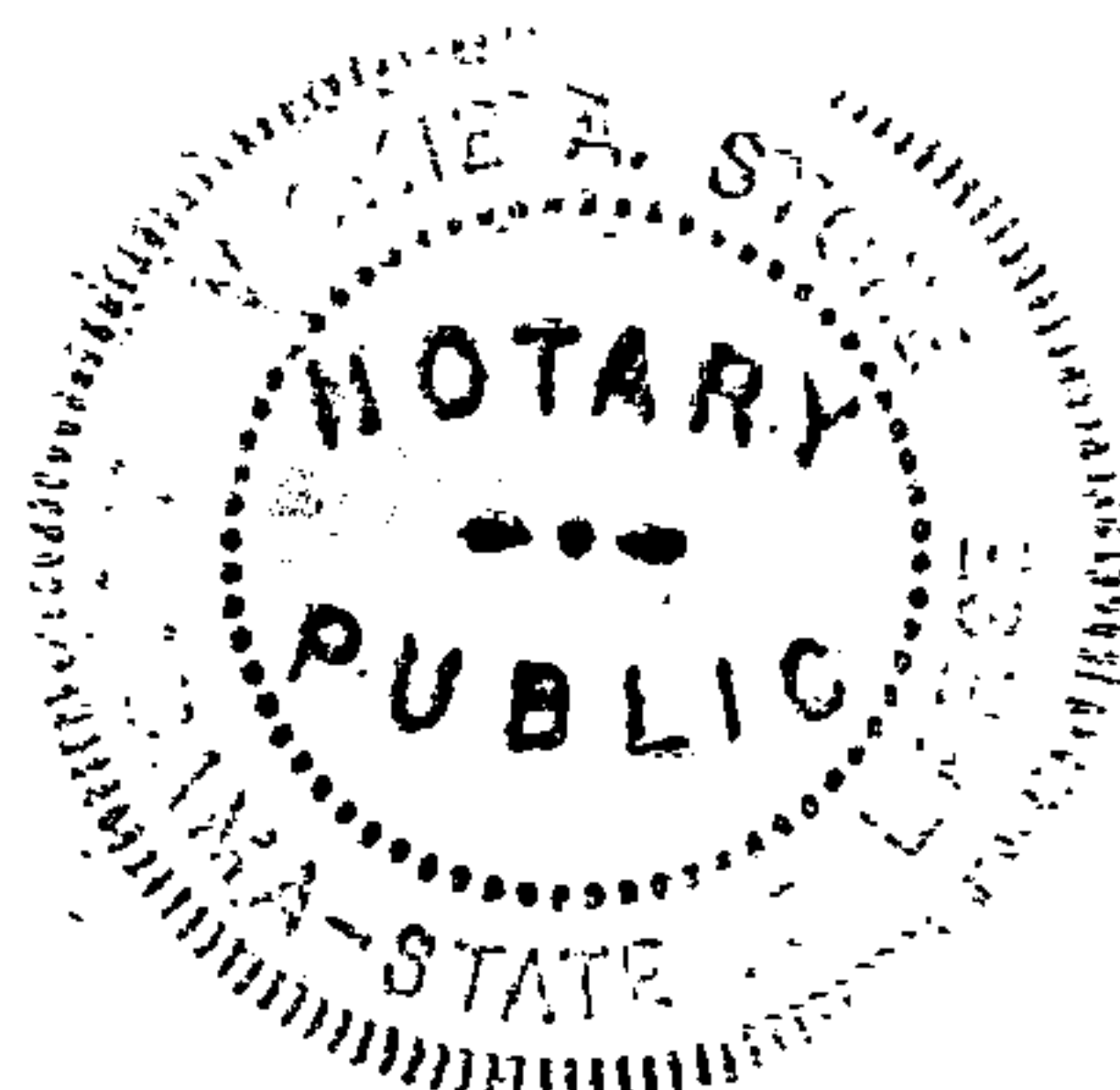
whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of November, 2006.

Shelby County, AL 08/30/2021
State of Alabama
Deed Tax:\$5.00


Notary Public

My Commission Expires: 3-19-08



Real Estate Sales Validation Form

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

Grantor's Name John Batson
Mailing Address P.O. Box 650
Wilsonville, AL 35186

Grantee's Name _____
Mailing Address _____

Property Address John Batson
71 Meadow Crest Farm Rd.
Wilsonville, AL 35186

Date of Sale _____
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

The Property that was purchased
is a vacant area and has no current
address

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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 8/30/21

Print Lisa Morris

Unattested

Sign

Lisa Morris

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20210830000421630 2/2 \$30.00
Shelby Cnty Judge of Probate, AL
08/30/2021 12:12:51 PM FILED/CERT