

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27532

Send Tax Notice To: Harley D. Rogers
Rebekah D. Rogers
342 Highway #305
Shelby, AL 35143

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 **Two Hundred Fifteen Thousand Dollars and No Cents (\$215,000.00)**, 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, **Jeremiah Mote and Cindy Mote, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Harley D. Rogers and Rebekah D. Rogers**, (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.


\$172,000.00 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 31st day of August, 2021.


Jeremiah Mote



Cindy Mote

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jeremiah Mote and Cindy Mote, 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 31st day of August, 2021.


Notary Public, State of Alabama

My Commission Expires: 7-1-24

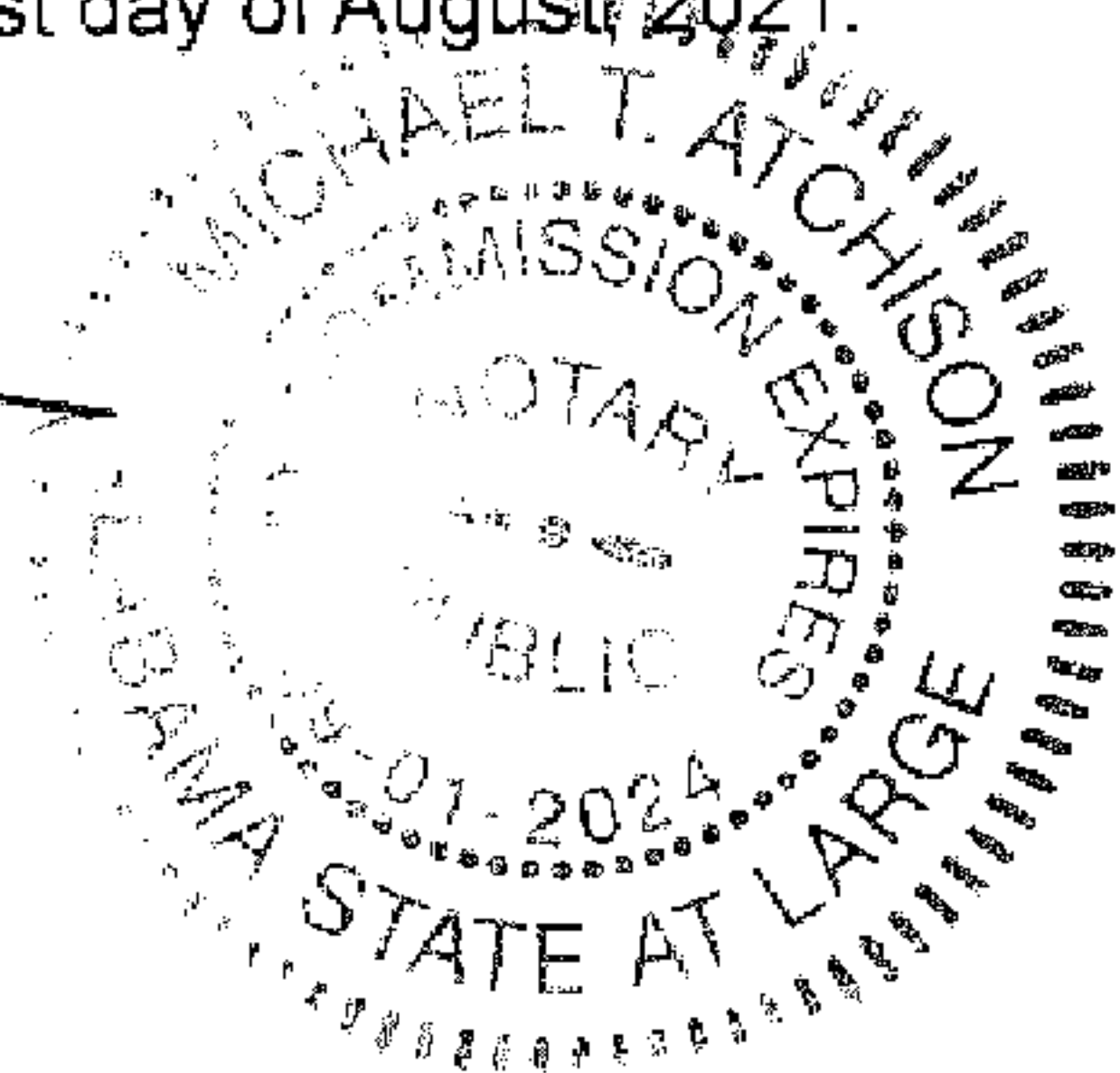


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

Part of the NW 1/4 of SW 1/4 of Section 33, Township 21 South, Range 1 West, being more particularly described as follows: Begin at the SW corner of the said NW 1/4 of SW 1/4 of said Section 33 and run North 0 degrees 21 minutes East along the West line of said forty, a distance of 330 feet to a point; thence run due East a distance of 264 feet to the point of beginning; thence continue due East a distance of 396 feet to a point; thence South 0 degrees 21 minutes West and parallel to the West line of said forty a distance of 330 feet; thence due West a distance of 396 feet to a point; thence North 0 degrees 21 minutes East and parallel to the West line of said forty a distance of 330 feet; thence due West a distance of 330 feet to the point of beginning.

PARCEL NO. 2:

Part of the NW 1/4 of SW 1/4, Section 33, Township 21 South, Range 1 West, Shelby County, Alabama and being more particularly described as commencing at the SW corner of the NW 1/4 of the SW 1/4 of said Section 33; thence North 0 degrees 21 minutes East along the West line of said forty, 330.0 feet to the place of beginning; thence from the place of beginning and continuing, North 0 degrees 21 minutes East along the West line of said forty, 335.46 feet; thence due East 1320.0 feet; thence South 0 degrees 21 minutes West 665.46 feet to the South line of the NW 1/4 of the SW 1/4 of said Section 33; thence due West along the South line of said forty 660 feet; thence North 0 degrees 21 minutes East 330 feet; thence due West 660.0 feet to the place of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/01/2021 11:50:23 AM
 \$71.00 CHERRY
 20210901000426900

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Jeremiah Mote	Grantee's Name	Harley D. Rogers Rebekah D. Rogers
Mailing Address	<u>8531 Marshall Rd</u> <u>Centerville AL 35006</u>	Mailing Address	<u>342 Highway #305</u> <u>Shelby, AL 35143</u>
Property Address	<u>342 Highway #305</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>August 31, 2021</u>
		Total Purchase Price	<u>\$215,000.00</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>XX</u> Bill of Sale	<u></u> Appraisal
<u></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 31, 2021

Print Jeremiah Mote

Unattested

(verified by)

Sign

Jeremiah Mote
 (Grantor/Grantee/Owner/Agent) circle one