

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Linda Thompson Duke and
Sharon Thompson Abner
1906 Rock School Road
Harpersville, AL 35078

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ten and no/100 Dollars (\$10.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, I, **FRED HAROLD THOMPSON, JR., an unmarried man** (herein referred to as Grantor), grant, bargain, sell and convey unto **LINDA THOMPSON DUKE and SHARON THOMPSON ABNER** (herein referred to as Grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to 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 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 do, for myself and for my heirs, executors and administrators, covenant with said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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, I have hereunto set my hand and seal this 22 day of August, 2021.


FRED HAROLD THOMPSON, JR.

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Fred Harold Thompson, Jr.**, 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 this conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of August, 2021.

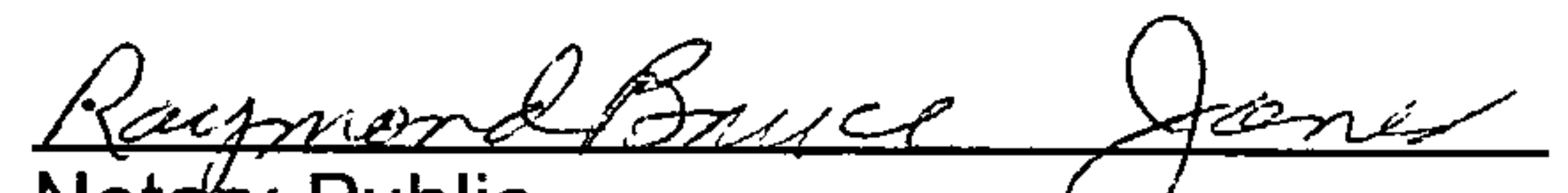

Notary Public
My Commission Expires: 11-5-22

EXHIBIT "A"

A Parcel of land, lying in the Northeast 1/4 of the Southwest 1/4 of Southeast 1/4 of Section 19, Township 19 South, Range 3 East, Shelby County, Alabama, being more particularly described as follows:

COMMENCE at the Northwest corner of said 1/4-1/4-1/4 section, thence South along the West line of said 1/4-1/4-1/4 section to a 5/8" rebar found on the South right of way margin of U.S. Highway 62; thence South 89 degrees 46 minutes 24 seconds East along said right of way for a distance of 139.96 feet to a 1/2" open top pipe found and the POINT OF BEGINNING of the parcel herein described; thence continuing along said right of way, South 89 degrees 46 minutes 24 seconds East for a distance of 140.00 feet to an iron pin set; thence leaving said right of way, South 00 degrees 52 minutes 49 seconds East for a distance of 300.00 feet to an iron pin set; thence North 89 degrees 46 minutes 24 seconds West for a distance of 140.00 feet to an iron pin set; thence North 00 degrees 52 minutes 49 seconds West for a distance of 300.00 feet to the POINT OF BEGINNING.

PARCEL NUMBER: 06-4-19-0-000-016.000

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

Grantor's Name Fred Harold Thompson, Jr.
 Mailing Address _____
4205 Highway 62
Vincent, AL 35178

Grantee's Name Linda Thompson Duke &
 Mailing Address Sharon Thompson Abner
1906 Rock School Rd
Harpersville, AL 35078

Property Address 4301 Highway 62
Vincent, AL 35178

Date of Sale 08/22/2021

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 68,410.00

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/13/2021 11:28:12 AM
 \$99.50 JOANN
 20210913000444320

Allen S. Byrd

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 Value under 06-4-19-0-000-016.000

☐ 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 _____

Print

B. CHRISTOPHER BATTLES

Sign

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1