

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:
Eric Rasmussen and
Wanda Rasmussen
4301 Highway 62,
Vincent, AL 35178

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Ninety-Eight Thousand Nine Hundred and 00/100 Dollars (\$98,900.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **THE ESTATE OF FRED HAROLD THOMPSON SR., deceased, Shelby County Probate Case No. PR-2021-000245, LINDA THOMPSON DUKE and SHARON THOMPSON ABNER** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **ERIC RASMUSSEN and WANDA RASMUSSEN**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

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.

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

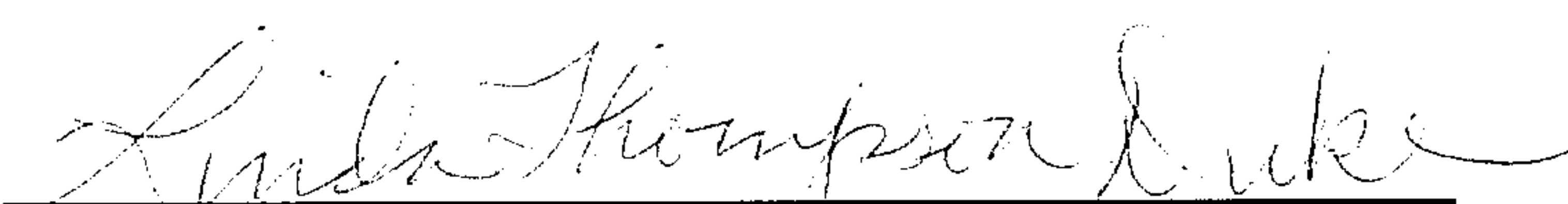
\$97,108.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantors, have hereunto set their signatures and seals this 27th day of August, 2021.

**Estate of Fred Harold Thompson, Sr., deceased
Shelby County Probate Case No. PR-2021-000245**



**BY: Linda Thompson Duke
ITS: Personal Representative**

Linda Thompson Duke
LINDA THOMPSON DUKE

Sharon Thompson Abner, by Linda Thompson Duke, Attorney in Fact
SHARON THOMPSON ABNER, by LINDA THOMPSON DUKE, Attorney in Fact

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Thompson Duke**, whose name as **Personal Representative of The Estate of Fred Harold Thompson Sr., deceased, Shelby County Probate Case No, PR-2021-000245**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such representative and with full authority, executed the same voluntarily for and as the act of said estate.

Given under my hand and official seal this 27th day of August, 2021.



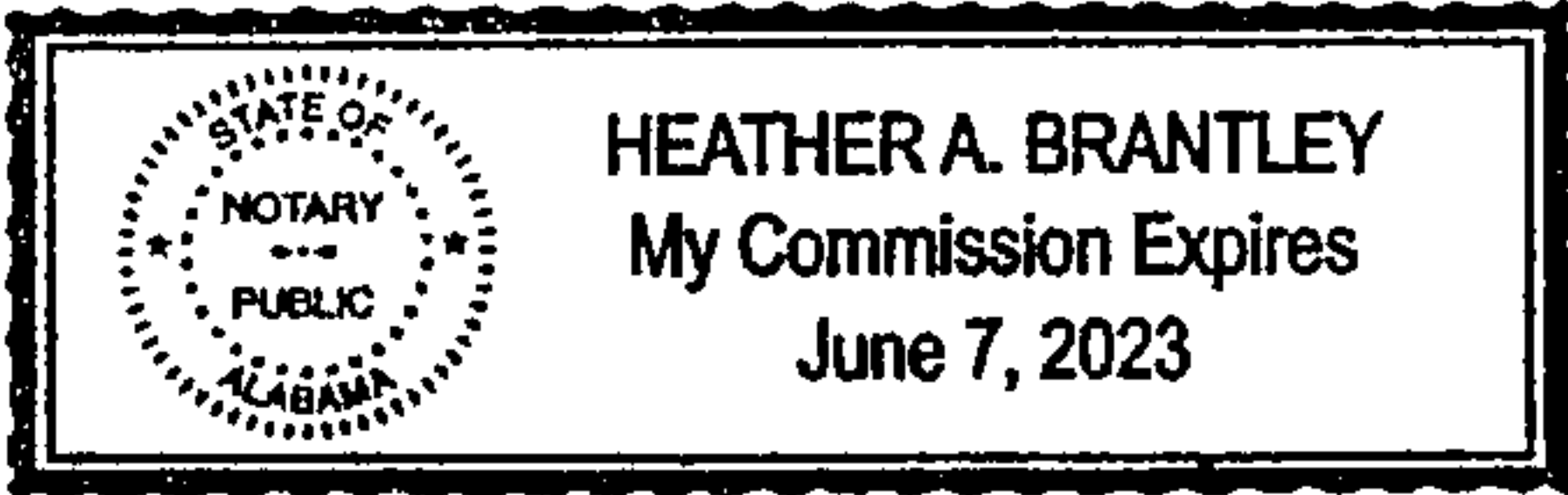
[Signature]
Notary Public
My Commission Expires: 06/07/2023

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Thompson Duke**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2021.



[Signature]
Notary Public
My Commission Expires: 06/07/2023

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Linda Thompson Duke** whose name as Attorney in Fact for **Sharon Thompson Abner**, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of August, 2021.



[Signature]
Notary Public
My Commission Expires: 06/07/2023

Real Estate Sales Validation Form

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

Grantor's Name The Estate of Fred
Mailing Address Harold Thompson Sr., etal
1906 Rock School Road,
Harpersville, AL 35078
Grantee's Name ERIC RASMUSSEN
Mailing Address WANDA RASMUSSEN
4301 Highway 62,
Vincent, AL 35178

Property Address 4301 Highway 62,
Vincent, AL 35178
Date of Sale August 27, 2021
Total Purchase Price \$ 98,900.00
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
x Sales Contract
x 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 Print B. CHRISTOPHER BATTLES

Unattested (verified by) Sign (Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
09/13/2021 11:28:14 AM
\$31.00 JOANN
20210913000444340

Alvin S. Bayl