This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051

File No.: S-21-27683

Send Tax Notice To: Coleman Beasley
Bryanna Beasley

3195 Highway 17 Columbiana, Al 3505

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 Twenty Eight Thousand Dollars and No Cents (\$28,000.00), 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, Andrew Ford, a Sales man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Coleman Beasley and Bryanna Beasley, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

2 C, a Resubdivision of Lot 2A of Seven Oaks as recorded in Map Book 45, Page 65, in the Probate Office of Shelby County, Alabama.

Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Property constitutes no part of the homestead of the Grantor herein or his spouse if any.

\$238,400.00 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 30th day of September, 2021.

State of Alabama

Andrew Ford

County of Shelby

Given under my hand and official seal this the 30th day of September, 2021.

Notary Public, State of Alabama

Real Estate Sales Validation Form

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

Grantor's Name	Andrew Ford	Grantee's Name	Coleman Beasley Bryanna Beasley
Mailing Address	530 BEESWAY PARK 20 COLUMBIANA, AL 3505/	Mailing Address	3195 Hwy 77 Columbian, 1923505
Property Address	3371 Hwy 77 Columbiana, AL 35051 As	Date of Sale Total Purchase Price or Actual Value or sessor's Market Value	September 30, 2021 \$28,000.00
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 XX			
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 <u>Code of Alabama 1975</u> § 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 September 28	3 <u>, 2021</u>	Print Andrew Ford	
Unattested		Sign	Ce // C
Offi Offi	(verified by) d and Recorded cial Public Records ge of Probate, Shelby County Alabama, County	(Grantor/	Grantee/Owner/Agent) circle one

AHAMI A

Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/01/2021 08:04:04 AM
\$26.00 JOANN

20211001000479010

Form RT-1

