

This Instrument was Prepared by:

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

File No.: Mv-21-27742

Send Tax Notice To: Phillip D. Driver
Karen B. Driver

138 Hidden Lake Tr
Chelsea, AL 35043

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 **Four Hundred Forty Thousand Dollars and No Cents (\$440,000.00)**, 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, **Anita Mazer Cord**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Phillip D. Driver and Karen B. Driver**, (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 taxes for 2021 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

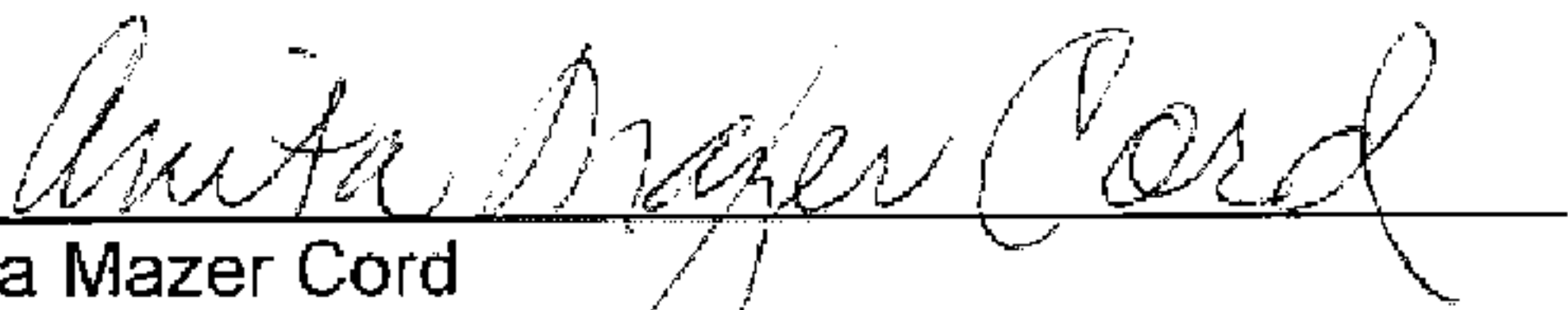
No part of the homestead of the Grantor herein or spouse, if any.

\$0.00 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 18th day of October, 2021.

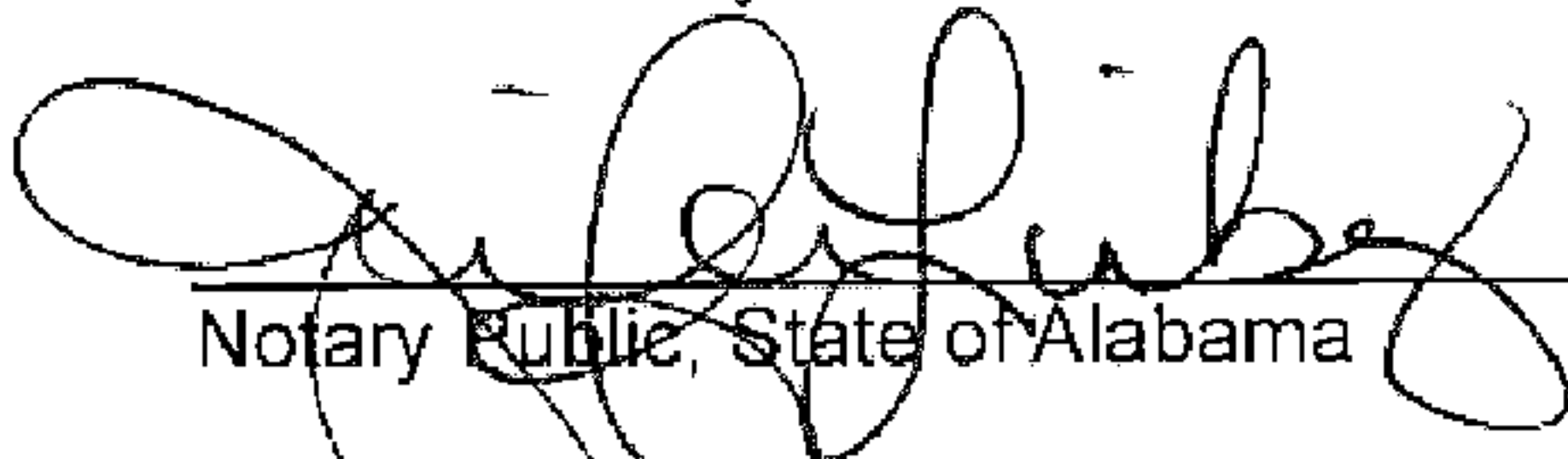

Anita Mazer Cord

State of Alabama

County of Shelby

I, Jennifer Lineberry a Notary Public in and for the said County in said State, hereby certify that Anita Mazer Cord, 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 18th day of October, 2021.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

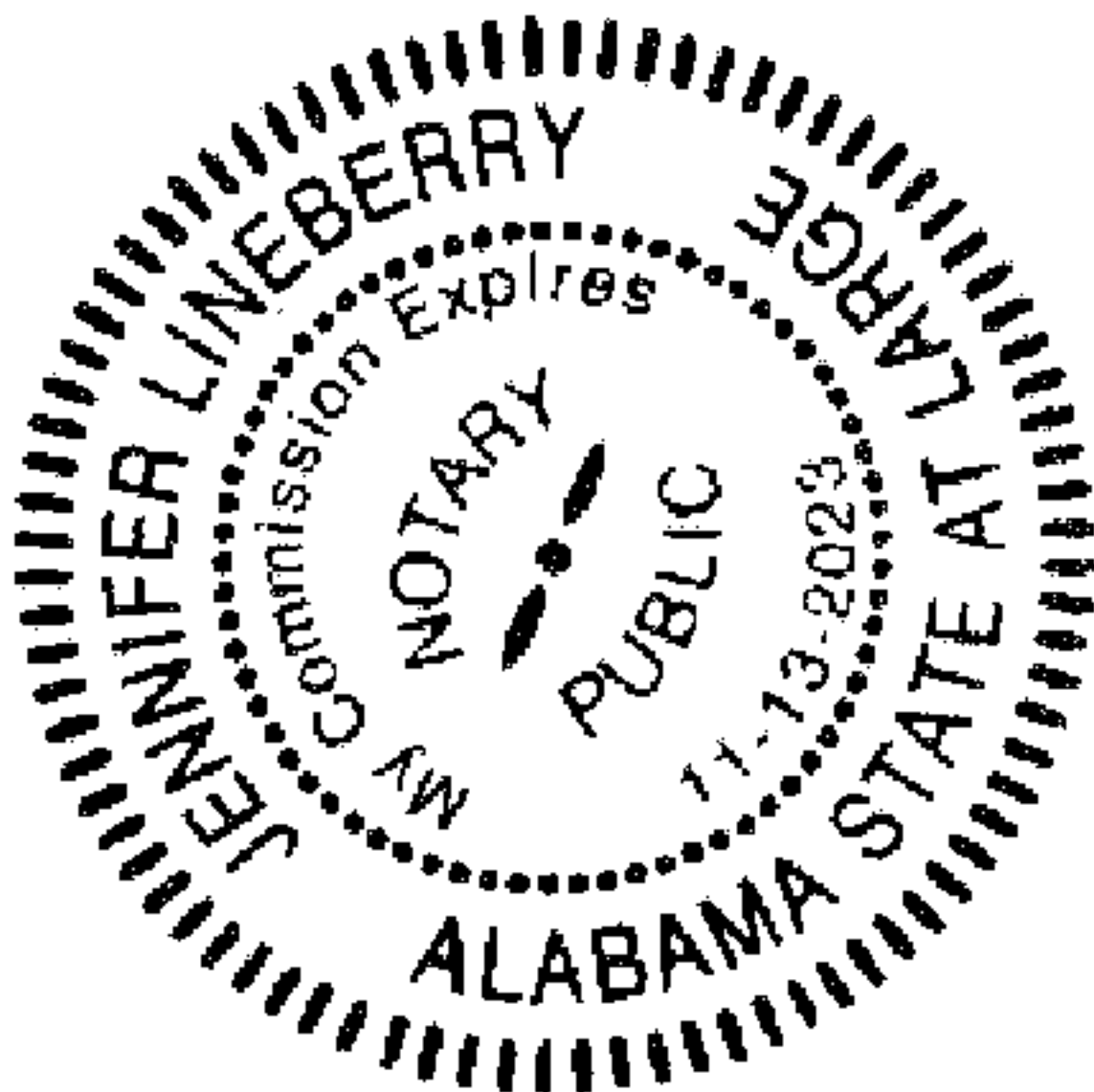


EXHIBIT "A"
LEGAL DESCRIPTION

SW 1/4 of NE1/4 and NW 1/4 of SE 1/4; all in Section 30, Township 20, Range 1 West, Shelby County, Alabama.

ALSO, A 30' Ingress/Egress & Utility Easement following the centerline of an existing Chert Road, situated in NE 1/4 of Section 25, Township 20 South, Range 2 West and the NW 1/4 of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, lying 15' either side of and parallel to the following described centerline:

Commence at the NE Corner of the SE 1/4 of the NW 1/4 of above said Section 30; thence N89°40'51"W for a distance of 1188.56' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N05°22'03"W for a distance of 29.41'; thence N11°28'48"W for a distance of 30.36'; thence N24°32'13"W for a distance of 34.33'; thence N32°08'42"W for a distance of 33.86'; thence N26°36'26"W for a distance of 37.69'; thence N19°25'22"W for a distance of 110.48'; thence N25°34'15"W for a distance of 37.31'; thence N40°34'21"W for a distance of 32.62'; thence N51°46'43"W for a distance of 37.69'; thence N66°12'42"W for a distance of 36.68'; thence N77°16'12"W for a distance of 63.80'; thence N69°15'20"W for a distance of 142.71'; thence N73°19'45"W for a distance of 70.17'; thence N69°16'11"W for a distance of 56.42'; thence N58°39'52"W for a distance of 33.53'; thence N45°45'09"W for a distance of 32.87'; thence N36°42'01"W for a distance of 48.14'; thence N45°19'37"W for a distance of 34.06'; thence N62°20'11"W for a distance of 34.17'; thence N68°27'17"W for a distance of 140.17'; thence N59°30'11"W for a distance of 69.09'; thence N51°48'51"W for a distance of 67.62'; thence N46°25'31"W for a distance of 28.99'; thence N29°46'38"W for a distance of 31.68'; thence N12°12'30"W for a distance of 123.39'; thence N23°50'33"W for a distance of 28.83'; thence N29°57'36"W for a distance of 23.39'; thence N40°19'26"W for a distance of 32.34'; thence N50°03'06"W for a distance of 33.59'; thence N61°27'34"W for a distance of 29.21'; thence N68°06'52"W for a distance of 30.57'; thence N76°02'05"W for a distance of 58.22'; thence N66°05'13"W for a distance of 35.21'; thence N61°38'49"W for a distance of 58.19'; thence N53°30'16"W for a distance of 57.23'; thence N46°19'54"W for a distance of 37.81'; thence N41°23'20"W for a distance of 139.01'; thence N49°23'04"W for a distance of 36.88'; thence N64°36'54"W for a distance of 26.07'; thence N88°04'01"W for a distance of 30.79'; thence S69°18'51"W for a distance of 107.08'; thence S79°47'02"W for a distance of 25.34'; thence N85°56'26"W for a distance of 36.32'; thence N69°11'33"W for a distance of 25.90'; thence N59°59'53"W for a distance of 28.38'; thence N43°00'31"W for a distance of 23.73'; thence N22°00'16"W for a distance of 24.53'; thence N07°56'27"W for a distance of 22.56'; thence N14°38'30"E for a distance of 23.35'; thence N22°11'05"E for a distance of 21.42'; thence N06°18'30"E for a distance of 24.23'; thence N03°43'08"W for a distance of 24.18'; thence N22°01'59"W for a distance of 25.43'; thence N43°59'17"W for a distance of 25.45'; thence N71°55'34"W for a distance of 23.71'; thence S81°52'03"W for a distance of 21.28'; thence S57°34'46"W for a distance of 29.15'; thence S40°25'17"W for a distance of 97.90'; thence S48°57'05"W for a distance of 79.87'; thence S57°48'38"W for a distance of 38.84'; thence S70°19'15"W for a distance of 38.18'; thence S81°03'22"W for a distance of 61.81'; thence S76°12'30"W for a distance of 36.12' to the existing R.O.W. line of Bowden Circle and the POINT OF ENDING OF SAID CENTERLINE.

ALSO, A 30 foot easement for ingress, egress and utilities situated in the Southeast quarter of the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found, locally accepted to be the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 30; thence run an assumed bearing of South 00 degrees, 04 minutes, 27 seconds West along the East line of said quarter – quarter Section for a distance of 30.00 feet to a point; thence run North 89 degrees, 38 minutes, 54 seconds West for a distance of 1247.92 feet to a point; thence run North 01 degrees, 10 minutes, 33 seconds West for a distance of 30.01 feet to a point on the North line of said quarter – quarter Section; thence run South 89 degrees, 38 minutes, 54 seconds East along the North line of said quarter – quarter Section for a distance of 1248.57 feet to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

| | | | |
|------------------|---|-------------------------|---|
| Grantor's Name | Anita Mazer Cord | Grantee's Name | Phillip D. Driver Karen B. Driver |
| Mailing Address | <u>320 Fern Valley Rd</u> <u>Chelsea, AL 35043</u> | Mailing Address | <u>138 Hidden Lake Tr</u> <u>Chelsea, AL 35043</u> |
| Property Address | <u>Chelsea, AL 35043</u> | Date of Sale | <u>October 18, 2021</u> |
| | | Total Purchase Price | <u>\$440,000.00</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> </u> Bill of Sale | <u> </u> Appraisal |
| <u>xx</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 October 15, 2021

Print Anita Mazer Cord

 Unattested

Sign Anita Mazer Cord

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
10/21/2021 03:54:42 PM
\$468.00 BRITTANI
20211021000513590

Form RT-1

Alvin S. Bayl