

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-21-27729

Send Tax Notice To: Cory Andrew Christian
Katie Clemons Christian
20 Meadow Crest Farm Rd.
Wilsonville, AL 35186

**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 Seventy Five Thousand Dollars and No Cents (\$275,000.00)**, 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, **The Estate of Jackie L. Trice, deceased, Probate Case PR-21-000694, in the Probate Office of Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Cory Andrew Christian and Katie Clemons Christian**, (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 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$261,250.00 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 29th day of October, 2021.

THE ESTATE OF JACKIE L. TRICE, DECEASED,
PROBATE CASE PR-21-000694, IN THE PROBATE
OFFICE OF SHELBY COUNTY, ALABAMA



Andrew Hooks
as Personal Representative

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 Andrew Hooks, as Personal Representative The Estate of Jackie L. Trice, deceased, Probate Case PR-21-000694, in the Probate Office of Shelby County, Alabama, 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 29th day of October, 2021.



Notary Public, State of Alabama

My Commission Expires: 9-1-21

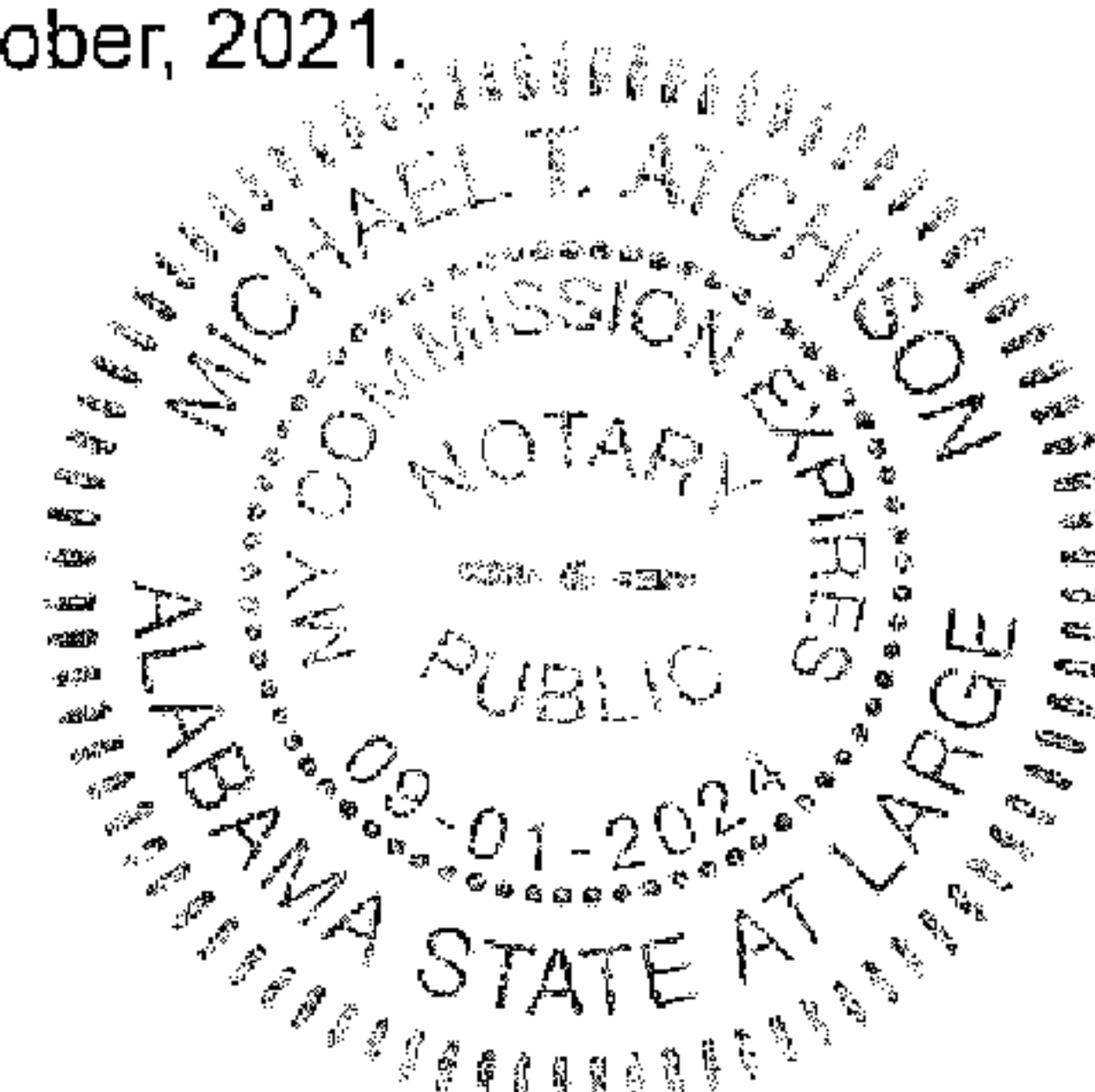


EXHIBIT "A"
LEGAL DESCRIPTION

From the Southwest corner of the NE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, proceed East along the South line of said 1/4-1/4 Section, a distance of 631.75 feet, to the point of beginning; Thence turn a deflection angle of 32 degrees 05 minutes 52 seconds to the right and proceed, a distance of 9.69 feet; Thence turn a deflection angle of 08 degrees 11 minutes 18 seconds to the left and proceed a distance of 100.86 feet; Thence turn a deflection angle of 08 degrees 52 minutes 10 seconds to the left and proceed a distance of 32.25 feet; Thence turn a deflection angle of 03 degrees 01 minutes 14 seconds to the right and proceed a distance of 30.97 feet; Thence turn a deflection angle of 01 degrees 42 minutes 09 seconds to the right and proceed a distance of 36.70 feet; Thence turn a deflection angle of 04 degrees 19 minutes 53 seconds to the right and proceed a distance of 33.09 feet; Thence turn a deflection angle of 13 degrees 57 minutes 53 seconds to the right and proceed a distance of 47.33 feet, to the West right of way line of Shelby County Highway No. 61; Thence turn a deflection angle of 128 degrees 55 minutes 38 seconds to the left and proceed along said right of way, a distance of 88.15 feet, to the P.C. of a right of way curve; Thence continue along said right of way curve, whose Delta angle is 28 degrees 26 minutes 46 seconds to the left, Radius is 1469.42 feet, Tangent distance is 372.45 feet, length of Arc is 729.54 feet, to the P.T. of said curve; Thence turn a deflection angle of 117 degrees 48 minutes 49 seconds to the left, from tangent of said curve and proceed a distance of 398.76 feet; Thence turn a deflection angle of 02 degrees 38 minutes 42 seconds to the left and proceed a distance of 181.55 feet; Thence turn a deflection angle of 81 degrees 58 minutes 49 seconds to the left and proceed a distance of 124.26 feet; Thence turn a deflection angle of 01 degrees 07 minutes 53 seconds to the right and proceed a distance of 50.31 feet; Thence turn a deflection angle of 04 degrees 34 minutes 52 seconds to the left and proceed a distance of 78.80 feet; Thence turn a deflection angle of 02 degrees 41 minutes 58 seconds to the left and proceed a distance of 38.92 feet to the point of beginning. Situated in the East 1/2 of the NE 1/4 of Section 36, Township 20 south, Range 1 East, Huntsville Meridian, Shelby County, 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	The Estate of Jackie L. Trice, deceased, Probate Case PR-21-000694, in the Probate Office of Shelby County, Alabama	Grantee's Name	Cory Andrew Christian Katie Clemons Christian
Mailing Address	<u>102 Hwy 908 10th ST SW Albion AL 35007</u>	Mailing Address	<u>20 Meadow Crest Farm Rd. Wilsonville, AL 35186</u>
Property Address	<u>20 Meadow Crest Farm Rd. Wilsonville, AL 35186</u>	Date of Sale	<u>October 29, 2021</u>
		Total Purchase Price	<u>\$275,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 28, 2021

Print The Estate of Jackie L. Trice, deceased, Probate Case PR-21-000694, in the Probate Office of Shelby County, Alabama

Unattested

(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
11/01/2021 02:10:42 PM
\$42.00 KIMBERLY
20211101000527100

Ally S. Boyd