



20211103000533770 1/3 \$58.00
Shelby Cnty Judge of Probate, AL
11/03/2021 03:56:44 PM FILED/CERT

This instrument was prepared without benefit of title evidence or survey by:

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Charlie Lykes, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Charlie Lykes, Crystal Shaw, and Melissa Green (herein referred to as GRANTEES) for and during their joint lives and upon the death of any of them, then to the survivors for and during their joint lives and upon the death of either of the survivors, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

PARCEL "A"

Commencing at the NW corner of the NW 1/4 of the SE 1/4 of Section 36, Township 20 South, Range 3 West in Shelby County, Alabama; thence South 02 degrees 46 minutes 30 seconds West and along the west line of said 1/4-1/4 a distance of 792.86 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 209.63 feet; thence South 89 degrees 17 minutes 59 seconds East and run a distance of 124.93 feet; thence North 43 degrees 41 minutes 37 seconds East and run a distance of 85.14 feet; thence North 13 degrees 29 minutes 19 seconds East and run a distance of 151.54 feet; thence North 89 degrees 23 minutes 45 seconds West and run a distance of 208.95 feet to the point of beginning.

According to the survey of Robert C. Farmer, Al. Reg. No. 14720, dated November 28, 1993.

Subject to restrictions, easements and rights of way of record.

GRANTOR is the surviving grantee named in the deed recorded as Instrument # 1995-14664 in the Probate Office of Shelby County, Alabama, the other grantee, Jerry Lykes, having died over 20 years ago while married to GRANTOR.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon

Shelby County, AL 11/03/2021
State of Alabama
Deed Tax:\$30.00

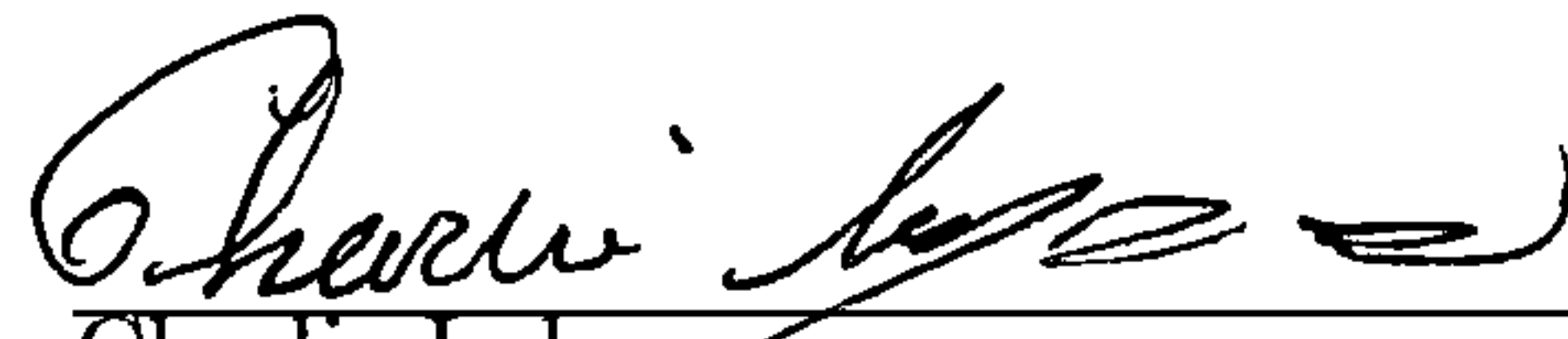


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the death of any of them, then to the survivors for and during their joint lives and upon the death of either of the survivors, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this 3rd day of November, 2021.


Charlie Lykes

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charlie Lykes, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, 2021.


Notary Public

My commission expires: 9/12/23



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975,

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Grantor's Name Charlie Lykes
Mailing Address PO Box 1171
Alabaster, AL 35007

Grantee's Name see deed
Mailing Address PO Box 1171
Alabaster, AL 35007

Property Address 144 Bear Tree Drive
Alabaster, AL 35007

Date of Sale 11/3/21
Total Purchase Price \$

or 213 value
Actual Value \$ 29,520.00

or
Assessor's Market Value \$ 44,280

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 2/3 assessor's current market value
☐ 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 11/3/21

Print Charlie Lykes

☐ Unattested
(verified by)

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