

20211203000578600 1/3 \$199.50
Shelby Cnty Judge of Probate, AL
12/03/2021 01:57:07 PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Robert M. Sherrow
(Address) 245 Springbrook Ln
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand and No/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEES** herein, the receipt whereof is acknowledged, Thomas Lucas, an unmarried man

(herein referred to as grantor) does grant, bargain, sell and convey unto

Jessica Lynn Sherrow, and husband, Robert Marvin Sherrow

(herein referred to as **GRANTEES**), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in SHELBY County, Alabama to-wit:

See attached Exhibit "A"

This Deed prepared without benefit title abstract or examination and grantees and grantors request.

This Deed prepared without benefit of a survey at grantees and grantors request.

The Grantor herein is the surviving Grantee designated in that Warranty Deed, Jointly for Life With Remainder to Survivor, recorded in the Office of the Probate Judge, Shelby County Alabama, at Instrument No. 2007-0823000398340; the other Grantee Janice Stephens Lucas, having died on September 24, 2021.

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

Subject to applicable zoning and subdivision regulations, if any.

Subject to mineral and mining rights, if any.

Subject to all taxes for 2021 and subsequent years which are a lien not yet payable.

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.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 29th day of November, 2021.

WITNESS

Thomas Lucas (Seal) _____ (Seal)
Thomas Lucas

STATE OF ALABAMA
SHELBY COUNTY

I, Laurie A. Walden, a Notary Public in and for said County, in said State, hereby certify that Thomas Lucas, 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 and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 29th day of November, 2021.

Shelby County, AL 12/03/2021
State of Alabama
Deed Tax: \$171.50

Laurie A. Walden
Notary Public July 9, 2025
My Commission Expires:



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EXHIBIT "A"

Commence at the southwest corner of the northwest quarter of the northeast quarter of Section 2, Township 22 south, Range 4 west, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter section a distance of 500.00' to a point; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds right and run easterly a distance of 90.00' to a set rebar pin and the point of beginning of the property being described; Thence continue along last described course a distance of 315.00' to a set rebar pin; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds left and run northerly a distance of 385.00' to a set rebar pin; Thence turn a deflection angle of 90 degrees 55 minutes 11 seconds left and run westerly a distance of 315.00' to a set rebar pin; Thence turn a deflection angle of 89 degrees 04 minutes 49 seconds left and run southerly a distance of 385.00' to the point of beginning, containing 2.78 acres. Property is subject to any and all agreements, easements, restrictions and/or limitations of probate record and/or applicable law.

According to the survey of Joseph E. Conn, Jr., Alabama Registered Land Surveyor No. #9049, dated January 14, 1998.

Real Estate Sales Validation Form

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

Grantor's Name Thomas Lucas
Mailing Address 120 Gable Lane
Montevallo, AL
35115

Grantee's Name Robert M. Sherrow
Mailing Address 245 Springbrook Ln.
Montevallo, AL
35115

Property Address 245 Springbrook Ln.
Montevallo, AL 35115

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 171,360

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
 Sales Contract
 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 Jessica Sherrow

Unattested _____

Sign Jessica Sherrow
(Grantor/Grantee/Owner/Agent) circle one

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