

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-21-27790

Send Tax Notice To: Hunter Thomas Morris
Anna Catherine Morris

17217 Hwy 61
Wilsonville, AL 35786

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 Fifty Thousand Dollars and No Cents (\$250,000.00)**, 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, **C. D. Adderhold**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Hunter Thomas Morris and Anna Catherine Morris**, (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 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$237,500.00 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 8th day of December, 2021.

C. D. Adderhold

C. D. Adderhold

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 C. D. Adderhold, 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 8th day of December, 2021.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

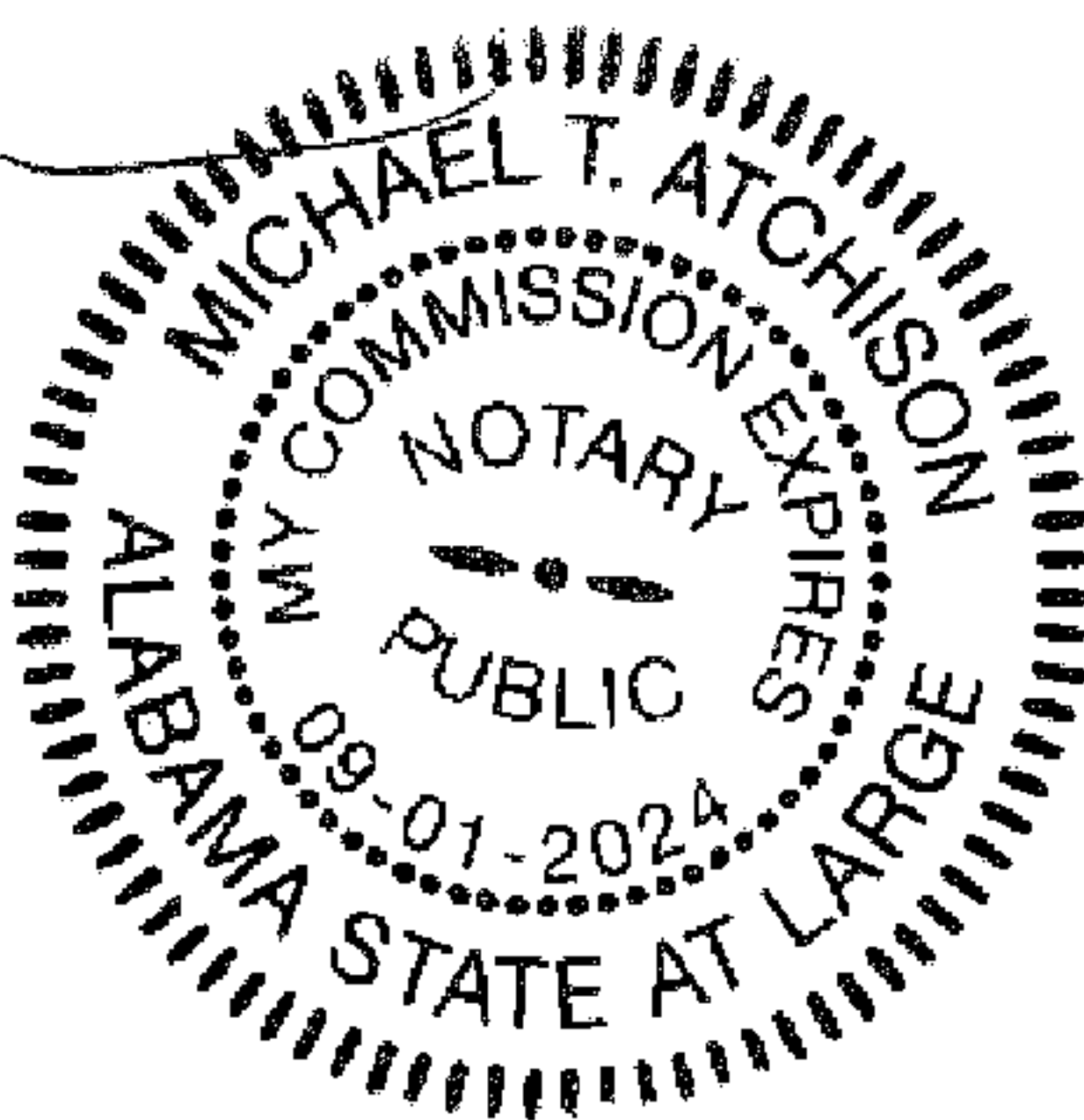


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of the NE 1/4 of Section 32, Township 20 South, Range 1 East, Shelby County, Alabama described as follows; Commence at the SW corner of the NW 1/4 of the SE 1/4 of Section 32, Township 20 South, Range 1 East and run North for 2581.13 feet; thence South 87 degrees 59 minutes 05 seconds East for 281.30 feet; thence South 88 degrees 31 minutes 31 seconds East for 100.00 feet to the Point of Beginning; thence from said Point of Beginning South 86 degrees 51 minutes 53 seconds East a distance of 298.33 feet; thence South 00 degrees 31 minutes 02 seconds West a distance of 1,290.71 feet; thence North 81 degrees 09 minutes 52 seconds West a distance of 380.25 feet; thence North 00 degrees 28 minutes 46 seconds West a distance of 312.68 feet; thence South 88 degrees 33 minutes 41 seconds East a distance of 88.00 feet; thence North 00 degrees 28 minutes 47 seconds West a distance of 571.39 feet; thence South 88 degrees 48 minutes 49 seconds East a distance of 12.00 feet; thence North 00 degrees 28 minutes 53 seconds West a distance of 367.05 feet back to the Point of Beginning. Situated in 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	C. D. Adderhold	Grantee's Name	Hunter Thomas Morris Anna Catherine Morris
Mailing Address	<u>275 Highland View Dr</u> <u>Birmingham, AL 35242</u>	Mailing Address	<u>17217 Hwy 61</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>17217 Highway 61</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>December 08, 2021</u>
		Total Purchase Price	<u>\$250,000.00</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)

<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 December 01, 2021Print C. D. AdderholdUnattestedSign 

(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
12/08/2021 03:42:37 PM
\$40.50 JOANN
20211208000584590

Allen S. Bayl

Form RT-1