

This instrument was prepared by:
David P. Condon, P.C.
100 Union Hill Drive Suite 200
Birmingham, AL 35209

Send tax notice to:
Jacob R. Masters
49 Ridgeview Lake Rd
Alabaster, Alabama 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS

That in consideration of **Three Hundred Eighty Five Thousand and 00/100 Dollars (\$385,000.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I,

Mary Wills Buckman, an unmarried person

(hereinafter referred to as "Grantor") do grant, bargain, sell and convey unto

Jacob R. Masters and Marisa K. Masters

(hereinafter referred to as "Grantees") as joint tenants with right of survivorship, the following described real estate situated in **Shelby** County, Alabama to-wit:

see Exhibit "A" attached hereto

\$308,000.00 of the proceeds come from a mortgage recorded simultaneously herewith.

Subject to: (1) 2022 ad valorem taxes not yet due and payable;
 (2) all mineral and mining rights not owned by the Grantor; and
 (3) all easements, rights-of-way, restrictions, covenants and
 encumbrances of record.

TO HAVE AND TO HOLD unto Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have set my hand and seal, this 7 day of

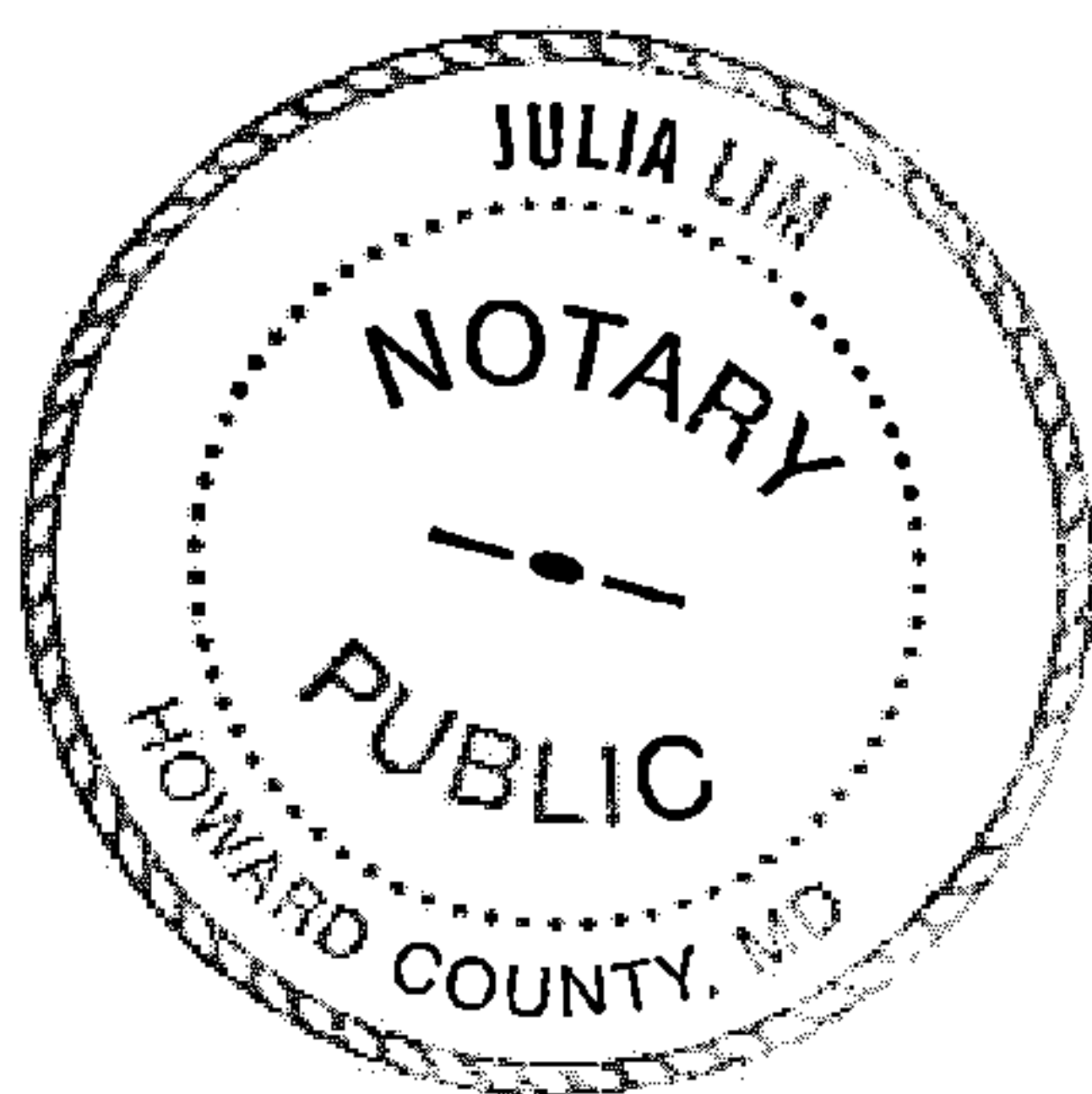
December, 2021.

Mary Wills Buckman (Seal)
Mary Wills Buckman

STATE OF Maryland
Howard COUNTY

I, the undersigned Notary Public in and for said County, in said State, hereby certify that **Mary Wills Buckman**, 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 7 day of December, 2021.



lin
Notary Public

My Commission Expires: 04/17/2023

The Land is described as follows:

Part of the SE 1/4 of the NW 1/4 of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Beginning at the Southwest corner of said SE 1/4 of NW 1/4 run in an Easterly direction along the South line of said 1/4-1/4 section for a distance of 229.61 feet to an existing iron pin, being on the Northwest right of way line of an existing dirt toad; thence turn an angle to the left (48 Degrees 52 Minutes 38 Seconds to chord) and run in a Northeasterly direction along said Northwest right of way line for a distance of 127.69 feet to the end of said curve; thence run in a Northeasterly direction along said Northwest right of way line and along a line tangent to end of said curve for a distance of 1,299.61 feet to an existing iron pin, being on the East line of said SE 1/4 of NW 1/4 of Section 5; thence turn an angle to the left of 50 Degrees 15 Minutes and run in a Northerly direction along said East line of said 1/4-1/4 section for a distance of 339.07 feet to an existing 2" capped iron, being the Northeast corner of said SE 1/4 of NW 1/4 thence turn an angle to the left of 86 Degrees 44 Minutes 28 Seconds and run in a Westerly direction along the North line of said 1/4-1/4 section for a distance of 191.71 feet to an existing 1 1/2" solid iron; thence turn an angle to the left of 42 Degrees 09 Minutes 56 Seconds and run in a Southwesterly direction for a distance of 1,448.72 feet to an existing iron pin, being on the West line of said 1/4-1/4 section; thence turn an angle to the left of 51 Degrees 19 Minutes 04 Seconds and run in a Southerly direction along said West line of said 1/4-1/4 section for a distance of 350.0 feet, more or less, to the point of beginning, being situated in Shelby County, Alabama.

Less and Except that part sold to David Wright in Instrument # 20020828000411900 and described as follows:

Part of the SE 1/4 of NW 1/4 of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

Beginning at a capped three inch (3") pipe corner that represents the Northeast corner of the SE 1/4 of the NW 1/4 of Section 5, Township 21 South, Range 2 West, Shelby County, Alabama and run thence South 00 Degrees 00 Minutes 47 Seconds West along the East line of said 1/4-1/4 section distance of 339.01 feet to a found rebar corner on the Northwesterly margin of Ridgeview Lake Road; thence run South 50 Degrees 18 Minutes 10 Seconds West along said margin of said road a distance of 214.25 feet to a found capped rebar corner; thence run North 38 Degrees 49 Minutes 46 Seconds West a distance of 395.53 feet to a found capped rebar corner; thence run North 51 Degrees 06 Minutes 34 Seconds East a distance of 284.66 feet to a found 2 inch solid bar corner of the North line of said 1/4-1/4 section; thence run South 86 Degrees 42 Minutes 56 Seconds East along said 1/4-1/4 line a distance of 191.68 to the point of beginning; being 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 Name: **Mary Wills Buckman** Date of Sale: **December 7th, 2021**

Mailing Address: **49 Ridgeview Lake Rd**
Alabaster, Alabama, 35007

Total Purchase Price: **\$385,000.00**

Or

Actual Value: \$ _____

Or

Assessor's Market Value: \$ _____

Grantee Name: **Jacob Masters**

Grantee Name: **Marisa Masters**

Mailing Address: **49 Ridgeview Lake Rd.**

Alabaster, AL 35007

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 _____

XX 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 Section 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 Section 40-22-1 (h).

Date: **12/7/2021**

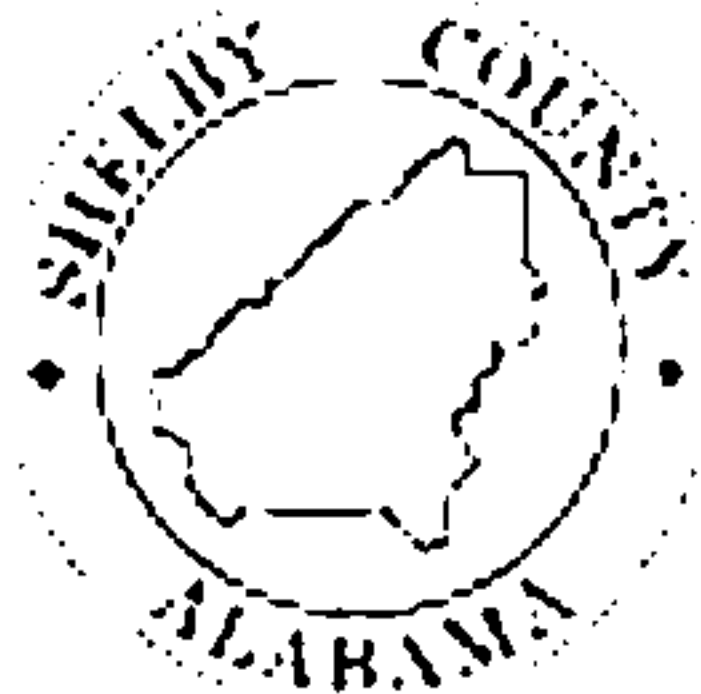
Print: **Gilmer T. Simmons**

____ Unattested

Sign: **Gilmer T. Simmons**

(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

12/10/2021 01:25:11 PM

\$108.00 JOANN

20211210000587500

Allen S. Bayl