

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-21-27837

Send Tax Notice To: David J Orms
Cheryl L Orms

17722 Hwy 42
Shelby, AL 35143

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 **Six Hundred Forty Five Thousand Dollars and No Cents (\$645,000.00)**, 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, **Henry Lewis Bell and Camille McLeroy Bell, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David J Orms and Cheryl L Orms**, (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.

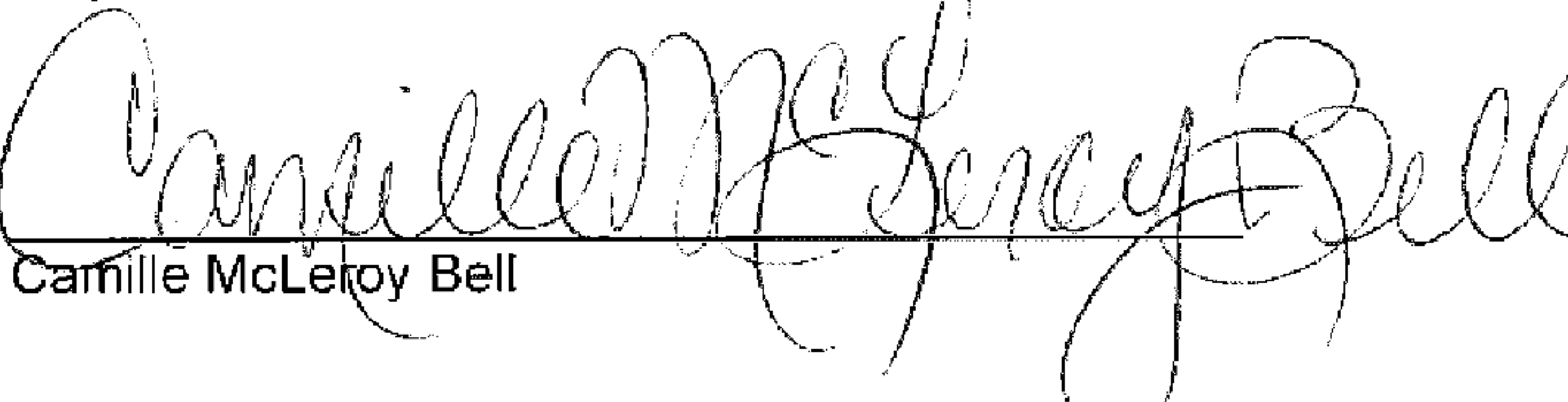
\$445,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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.

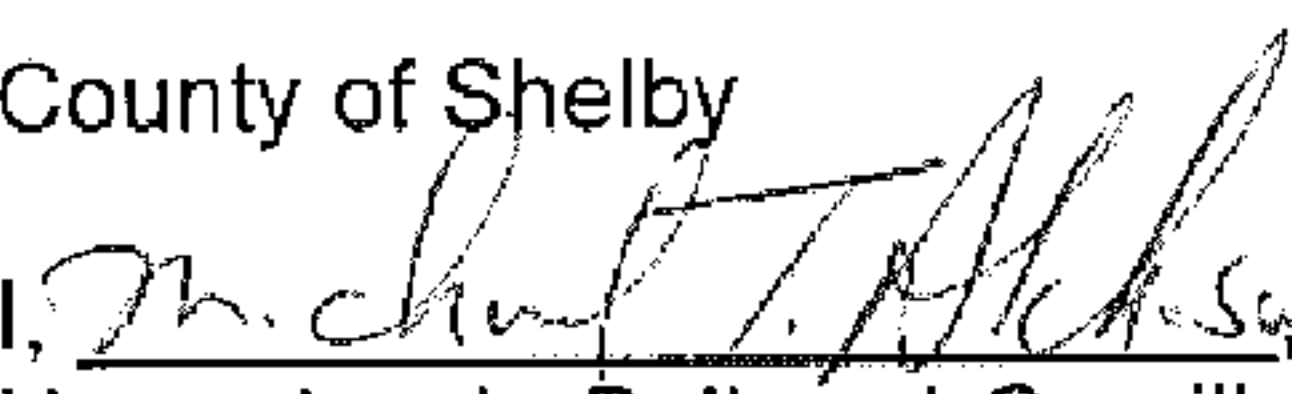
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 10th day of December, 2021.


Henry Lewis Bell


Camille McLeroy Bell

State of Alabama

County of Shelby

I,  a Notary Public in and for the said County in said State, hereby certify that Henry Lewis Bell and Camille McLeroy Bell, 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 10th day of December, 2021.


Notary Public, State of Alabama

My Commission Expires: 9-1-24



EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the NW corner of Lot 1, Shelby Shores, 1st Addition, also being the NE corner of the J.T. Jones and wife, Geraldine F. Jones acreage as recorded in Deed Book 233, Page 832, Probate Office of Shelby County, Alabama; thence run South 34 degrees 04 minutes East a distance of 244.9 feet to the SW corner of said Lot 1; thence continue in said direction a distance of 10.00 feet to a point; thence turn an angle of 44 degrees 07 minutes to the right and run a distance of 7.60 feet to a point; thence turn an angle of 10 degrees 36 minutes to the left and run a distance of 101.00 feet to a point; thence turn an angle of 130 degrees 30 minutes to the right and run a distance of 231.98 feet to a point; thence turn an angle of 61 degrees 28 minutes to the right and run a distance of 175.00 feet to the point of beginning. Said parcel being a lot as described above and located in Shelby County, Alabama, in the SE 1/4 of NE 1/4 of Fractional Section 13, Township 22 South, Range 1 East.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Henry Lewis Bell	Grantee's Name	David J Orms Cheryl L Orms
Mailing Address	<u>1418 Panorama Drive</u> <u>Vestavia Hills, AL 35216</u>	Mailing Address	<u>17722 Hwy 42</u> <u>Shelby, AL 35143</u>
Property Address	<u>17722 Highway 42</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>December 10, 2021</u>
		Total Purchase Price	<u>\$645,000.00</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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>XX</u> Sales Contract	<u> </u> Other
<u> </u> 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 09, 2021

Print Henry Lewis Bell

Unattested

Sign Henry L Bell

(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 02:49:12 PM
\$228.00 JOANN
20211210000587970

Form RT-1



Allen S. Bayl