

This Instrument was Prepared by:

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

File No.: MV-21-27876

Send Tax Notice To: Caiden Sinclair
Allison Sinclair

145 N Horton Rd
Wilsonville, AL 35186

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 Forty Thousand Dollars and No Cents (\$240,000.00)**, 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, **Estate of Clara G. Casewell, Probate Case NO. PR-2021-000314, Shelby County, Alabama and Marilyn Whitlock, a married woman, individually** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Caiden Sinclair and Allison Sinclair**, (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.

Property constitutes no part of the homestead of the Grantor herein or her spouse.

\$0.00 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 16th day of December, 2021.

ESTATE OF CLARA G. CASEWELL, PROBATE
CASE NO. PR-2021-000314, SHELBY COUNTY,
ALABAMA

Marilyn Whitlock
Marilyn Whitlock, Individually

Marilyn Whitlock, Personal Representative
Marilyn Whitlock
as Personal Representative

State of Alabama

County of Shelby

I, Jennifer Lineberry, a Notary Public in and for the said County in said State, hereby certify that Marilyn Whitlock as Personal Representative of the Estate of Clara G. Casewell, Probate Case NO. PR-2021-000314, Shelby County, Alabama and Marilyn Whitlock, individually, 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 16th day of December, 2021.

Jennifer Lineberry
Notary Public, State of Alabama
My Commission Expires: 11-13-2023

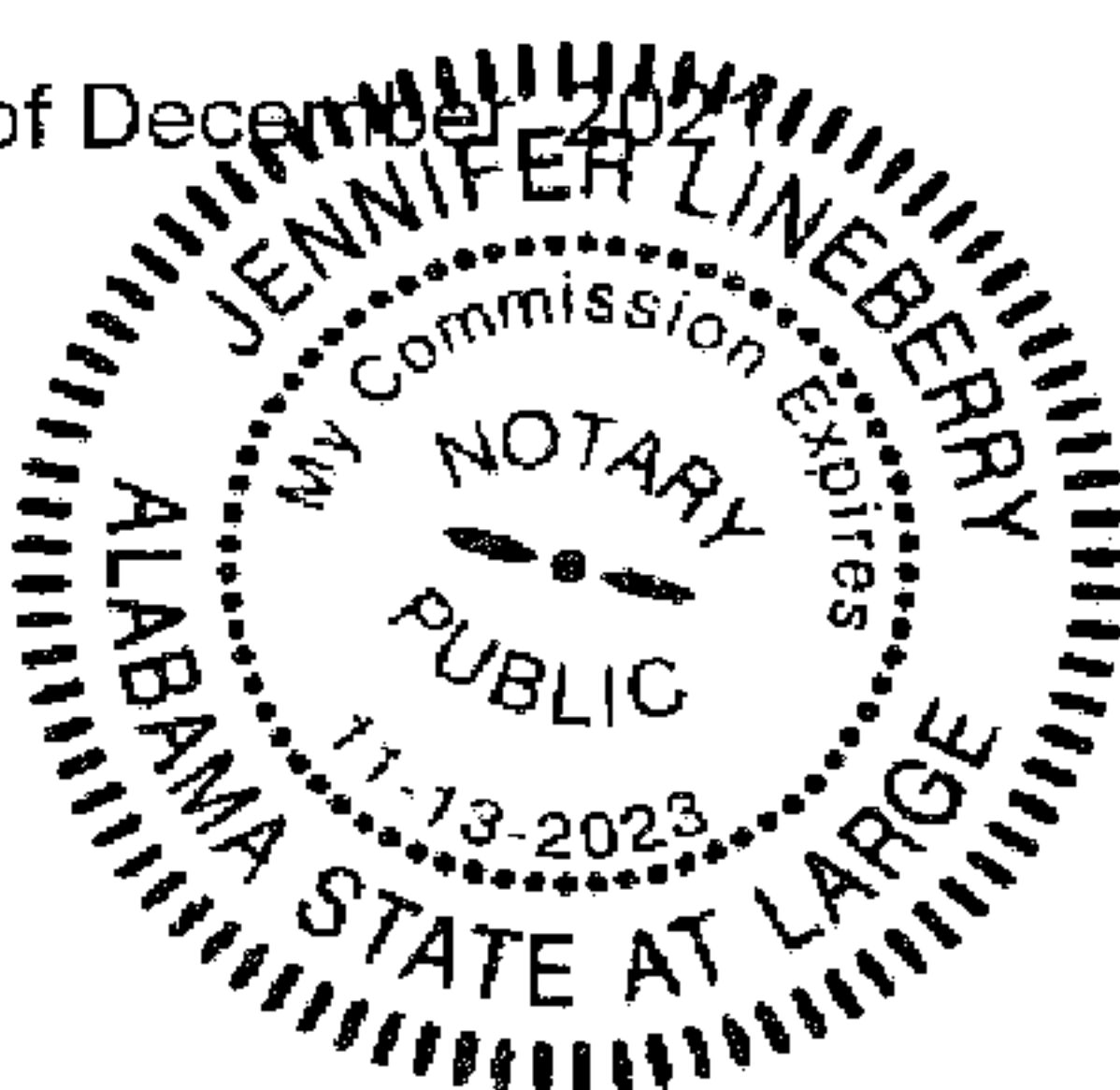


EXHIBIT "A"
LEGAL DESCRIPTION

N 1/2 of NW 1/4 of SE 1/4 of Section 4, Township 22, Range 1 East, Shelby County, Alabama.

ALSO:

A parcel of land in the Southwest Quarter of the Northeast Quarter of Section 4, Township 22 South, Range 1 East, being a part of the same land described in a deed to Charles Edward Horton, recorded in Deed Book 338 at Page 733, of the Real Property Records of Shelby County, Alabama. Said parcel of land being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of the Northeast Quarter of said Section 4; thence North 89 degrees 51 minutes 29 seconds West, along the South line of said Sixteenth Section, a distance of 457.11 feet to the point of beginning; thence North 89 degrees 51 minutes 29 seconds West, along the South line of said Sixteenth Section, a distance of 310.03 feet to a point on the East right of way of County Road No. 73; thence North 37 degrees 50 minutes 27 seconds West, along said right of way, a distance of 17.34 feet, to a point; thence South 87 degrees 25 minutes 02 seconds East, a distance of 320.99 feet to the point of beginning.

LESS AND EXCEPT:

Property conveyed in Inst. No. 2000-05097, recorded in Probate Office, Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 12/16/2021 01:23:20 PM
 \$268.00 KIMBERLY
 20211216000596260

Allison Beal

Real Estate Sales Validation Form

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

Grantor's Name Estate of Clara G. Casewell, Probate
 Case NO. PR-2021-000314, Shelby
 County, Alabama

Mailing Address 3007 Cherokee Rd
Mountain Brook, AL 35223

Property Address 1160 Highway 77
Columbiana, AL 35051

Grantee's Name Caiden Sinclair
 Allison Sinclair

Mailing Address 165 N Horton Rd
Wilsonville, AL 35186

Date of Sale December 16, 2021
 Total Purchase Price \$240,000.00

or

Actual Value _____

or

Assessor's Market Value _____

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 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 10, 2021

Print Estate of Clara G. Casewell, Probate Case NO.
 PR-2021-000314, Shelby County, Alabama

Unattested

(verified by)

Sign

Marilyn Whitlock
 (Grantor/Grantee/Owner/Agent) circle one

Form RT-1