

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Patsy D. Masters
17 College Street
Vincent, AL 35178

20220113000016580 1/3 \$111.50
Shelby Cnty Judge of Probate, AL
01/13/2022 02:11:26 PM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/00 Dollars.....(\$10.00) to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, Patsy D. Masters, unmarried (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, Patsy D. Masters and Felix Dunn (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

Patsy D. Masters is the sole surviving grantee of that certain deed with right of survivorship filed on November 13, 2006 in Instrument #20061113000554920 in Shelby County, Alabama; Norman Dale Richardson having died on February 18, 2019. Norman Dale Richardson and Pasty D. Masters were married at the time of his death.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

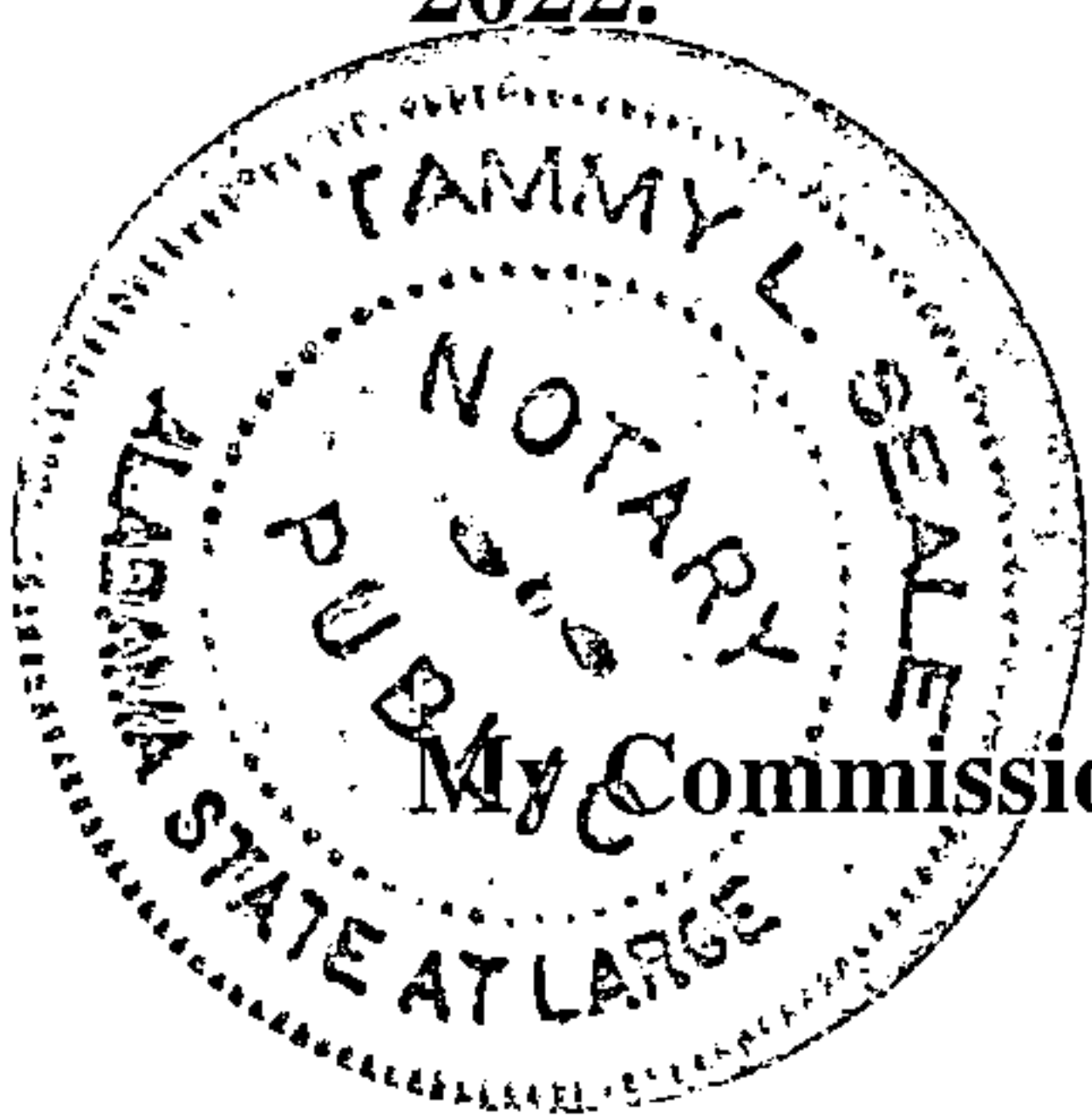
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of January, 2022.

Patsy D. Masters
Patsy D. Masters

STATE OF ALABAMA
COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Patsy D. Masters, who 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 13th day of January, 2022.



Tammy L. Seale
Notary Public

My Commission Expires: 09-09-2023

Shelby County, AL 01/13/2022
State of Alabama
Deed Tax: \$83.50



EXHIBIT "A"
LEGAL DESCRIPTION

SITUATED IN SHELBY COUNTY, ALABAMA, TO-WIT:

A PARCEL OF LAND CONTAINING 3.9 ACRES, MORE OR LESS, AND LOCATED IN NORTHEAST 1/4 OF SOUTHEAST 1/4 AND SOUTHEAST 1/4 OF NORTHEAST 1/4, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 2 EAST AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE EAST LINE OF SECTION 10 AND THE NORTH BANK OF SPRING CREEK AND RUN WEST AND SOUTHWESTERLY ALONG THE NORTH BANK OF SPRING CREEK 160.0 FEET TO A POINT OF BEGINNING; THENCE RUN NORTHWARD AND PARALLEL TO THE EAST LINE OF SECTION 10 FOR A DISTANCE OF 418.0 FEET; THENCE TURN 90 DEGREES WESTWARD AND RUN 350.0 FEET; THENCE TURN 90 DEGREES SOUTHWARD AND RUN 558.0 FEET TO THE NORTH BANK OF SPRING CREEK; THENCE RUN EAST AND NORTHEASTERLY ALONG THE NORTH BANK OF SPRING CREEK 377.0 FEET TO THE POINT OF BEGINNING.

PDM

Real Estate Sales Validation Form

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

Grantor's Name Pasty D. Masters
Mailing Address 17 College St.
Vincent, AL 35178

Grantee's Name Pasty D. Masters & Felix Dunn
Mailing Address 17 College Street
Vincent, AL 35178

Property Address 535 Howard Hill Drive
Vincent, AL 35178

Date of Sale _____
Total Purchase Price \$ _____



20220113000016580 3/3 \$111.50
Shelby Cnty Judge of Probate, AL
01/13/2022 02:11:26 PM FILED/CERT

or
Actual Value \$ _____

or
Assessor's Market Value \$ 83,135.00 (1/2 of assessed 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 - Property Tax Office

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 1.13.2022

Print Patsy D. Masters

☐ Unattested

(verified by)

Sign

Patsy D. Masters

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1