

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Jack A. Donovan, Sr. and
Michelle L. Donovan
280 Meadow Lake Circle
Calera, AL 35040

STATE OF ALABAMA

COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Million Nine Hundred Eighty-Nine Thousand and 00/100 Dollars (\$1,989,000.00)**, to the undersigned Grantor, in hand paid by the Grantees herein, the receipt of which is acknowledged, **GISELA R. SIEMEN, as Trustee of the GISELA R. SIEMEN REVOCABLE LIVING TRUST DATED 11/18/2003** (herein referred to as Grantor) does hereby grant, bargain, sell and convey unto **JACK A. DONOVAN, SR. and MICHELLE L. DONOVAN**, (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantor. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

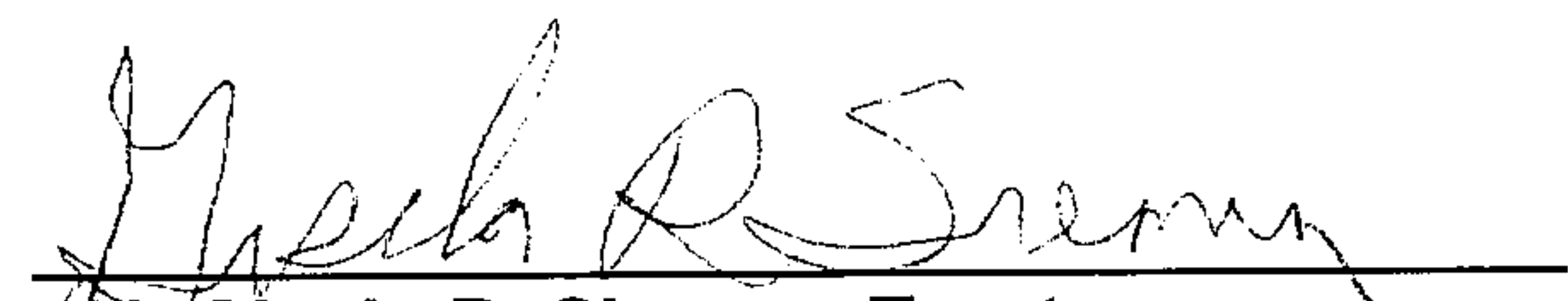
\$1,491,750.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said 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 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 the Grantor does for itself, its successors and assigns, covenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor, by **Gisela R. Siemen, Trustee**, who is authorized to execute this conveyance, has hereunto set its signature and seal this 27th day of January, 2022.

GISELA R. SIEMEN REVOCABLE LIVING TRUST DATED 11/18/2003

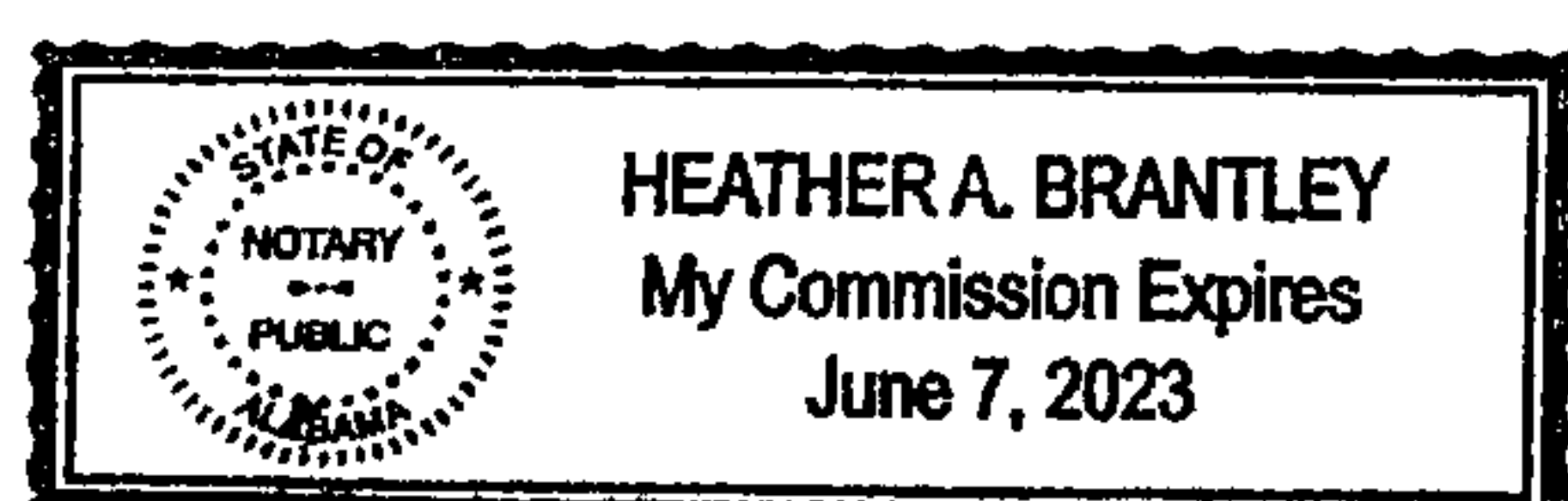

BY: **Gisela R. Siemen, Trustee**

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GISELA R. SIEMEN**, whose name as **Trustee of Gisela R. Siemen Revocable Living Trust dated 11/18/2003**, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this date, that being informed of the contents of this conveyance she as such trustee and with full authority, executed the same voluntarily for and as the act of said trust.

Given under my hand and official seal this 27th day of January, 2022.



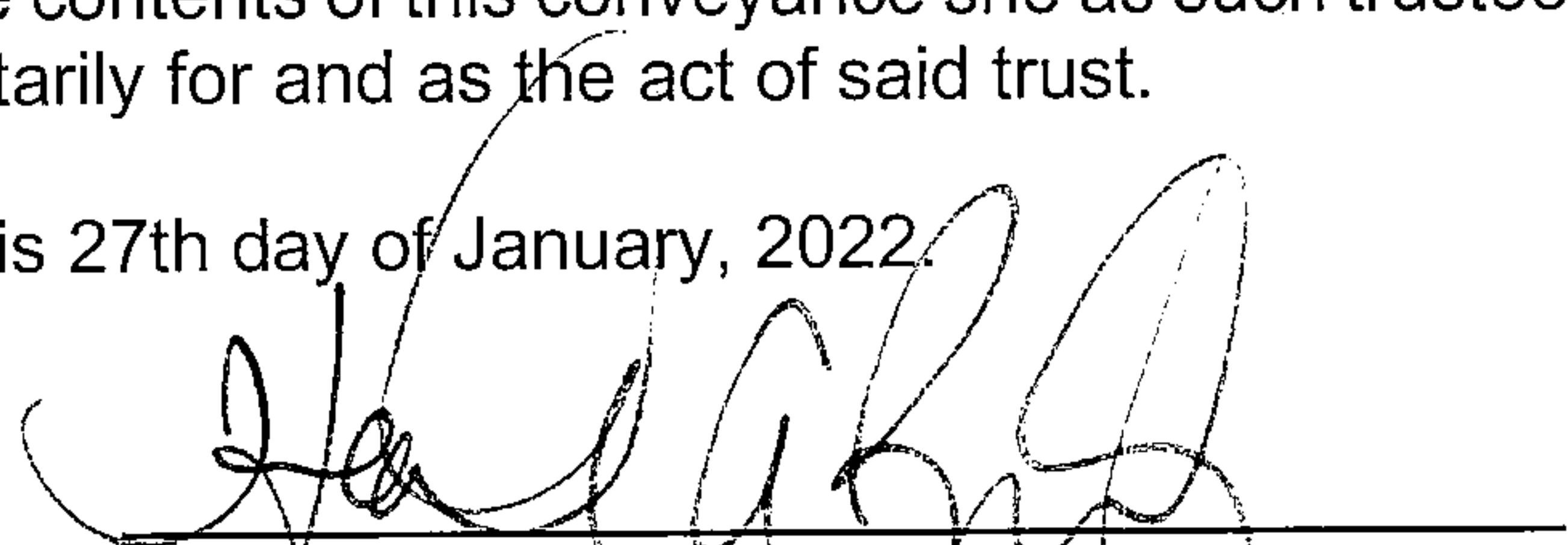

Notary Public
My Commission Expires: 06/07/2023

EXHIBIT "A"

TRACT 6 ACCORDING TO THE SURVEY OF MEADOW LAKE FARMS, AS RECORDED IN MAP BOOK 27, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

THAT PORTION OF TRACT 6, MEADOW LAKE FARMS, AS RECORDED IN MAP BOOK 27, PAGE 101, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA, WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT CERTAIN 7.5 FOOT WIDE STRIP OF LAND, THE NORTHERLY BOUNDARY OF WHICH (THE "NORTHERLY BOUNDARY") IS THE SOUTHERLY BOUNDARY OF MEADOW LAKE CIRCLE (AS MEADOW LAKE CIRCLE IS DEPICTED ON THE RECORD MAP) AND THE SOUTHERLY BOUNDARY OF WHICH IS PARALLEL TO AND 7.5 FEET SOUTHERLY OF THE NORTHERLY BOUNDARY, AND WHICH IS EXTENDS FROM THE WESTERLY BOUNDARY OF SAID TRACT 6 TO THE EASTERLY BOUNDARY OF SAID TRACT 6.

TAX PARCEL NUMBER: 28-1-02-0-000-015.004

Real Estate Sales Validation Form

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

Grantor's Name	Gisela R. Siemen Revocable	Grantee's Name	JACK A. DONOVAN, SR.
Mailing Address	Living Trust dated 11/18/2003 3334 Denning Lane Spring Hill, TN 37174	Mailing Address	MICHELLE L. DONOVAN 280 Meadow Lake Circle Calera, AL 35040
Property Address	280 Meadow Lake Circle Calera, AL 35040	Date of Sale	January 27, 2022
		Total Purchase Price \$	1,989,000.00
		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)

<input type="checkbox"/>	Bill of Sale	<input type="checkbox"/>	Appraisal
<input checked="" type="checkbox"/>	Sales Contract	<input type="checkbox"/>	Other
<input checked="" 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.

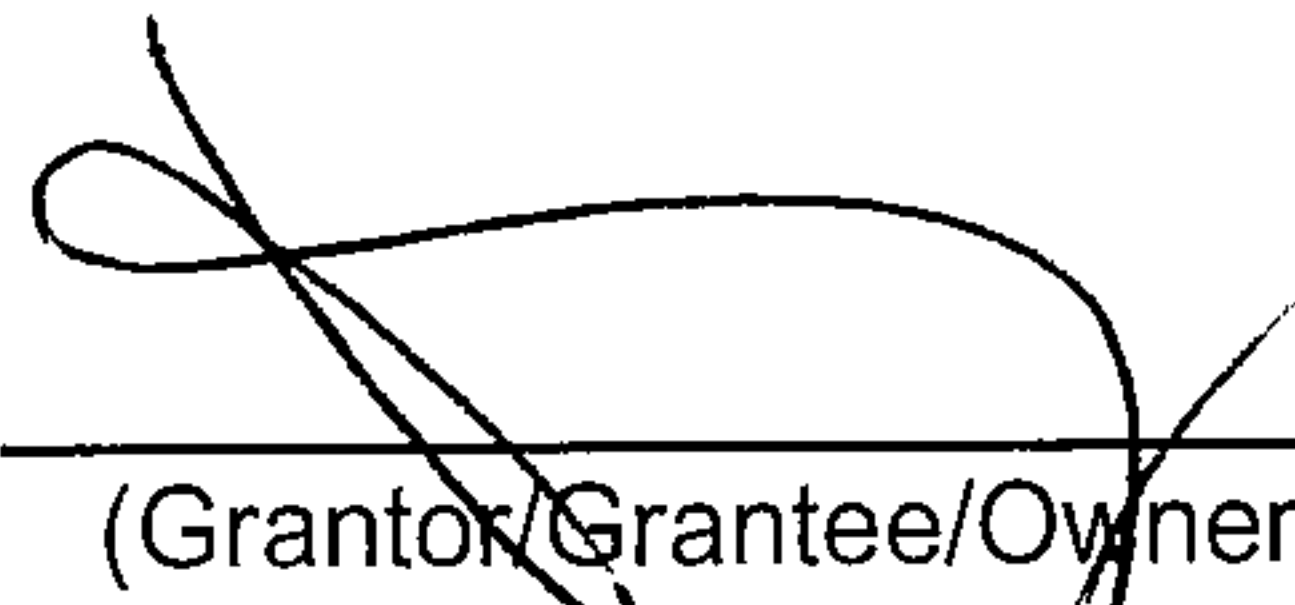
Date of Sale - the date on which interest to the property was conveyed.

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.

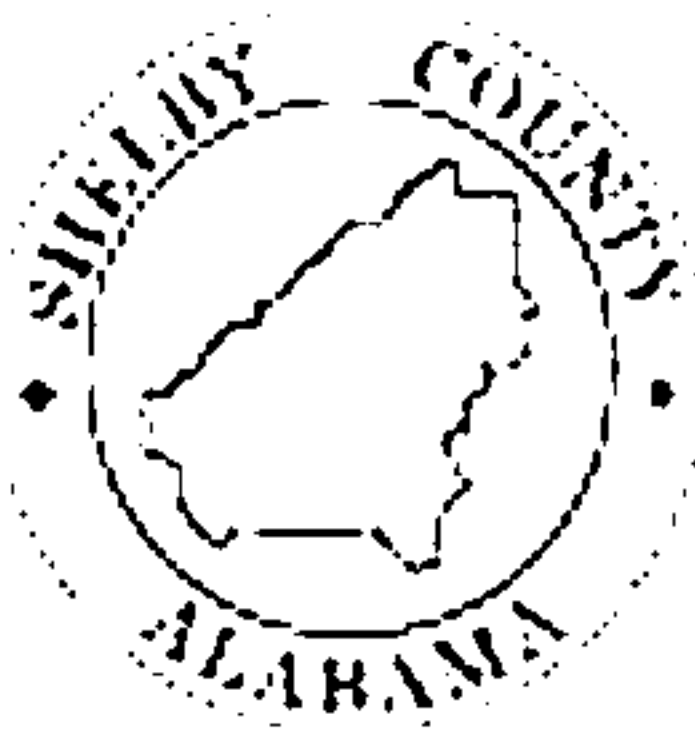
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

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	January 27, 2022	Print	B. CHRISTOPHER BATTLES
<input type="checkbox"/>	Unattested	Sign	
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/03/2022 12:00:34 PM
\$525.50 JOANN
20220203000050000

Allen S. Bayl