

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28015

Send Tax Notice To: Christopher Jason Wyatt
Brittany Lynn Wyatt
23 Merrell Dr.
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 **Three Hundred Eighty Five Thousand Five Hundred Nine Dollars and No Cents (\$385,509.00)**, 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, **Timothy N. Darden and Rita R. Darden, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christopher Jason Wyatt and Brittany Lynn Wyatt**, (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

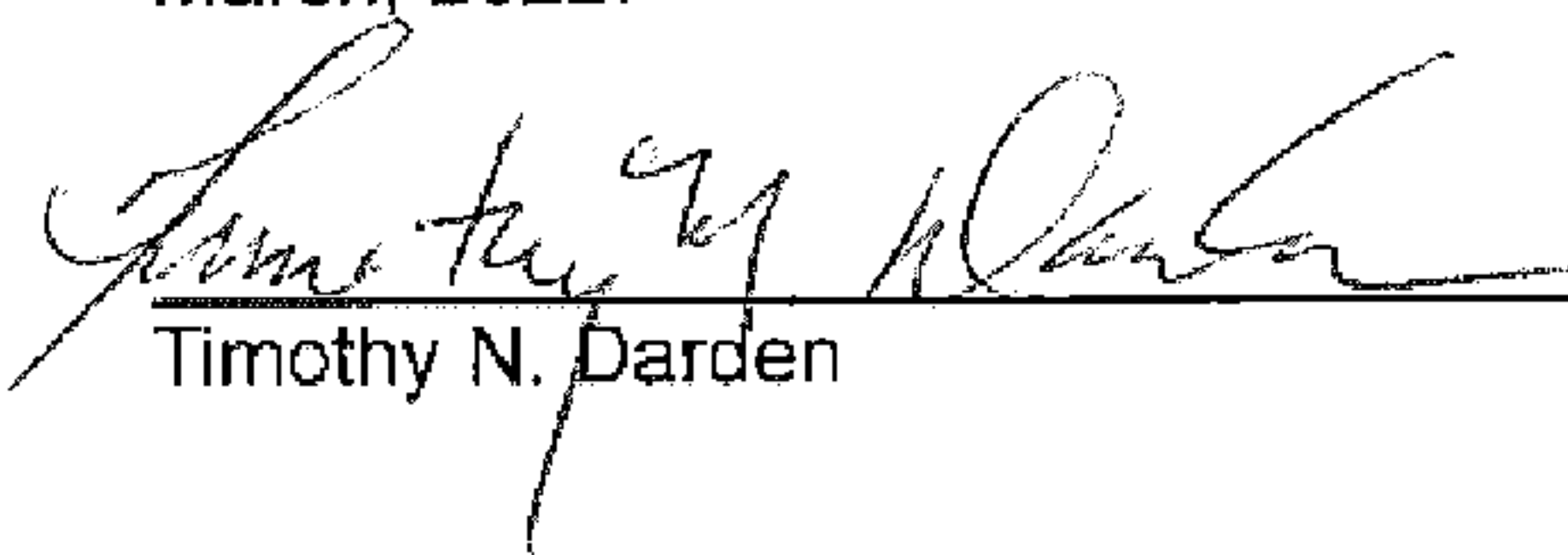
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.


\$308,407.00 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 7th day of March, 2022.


Timothy N. Darden



Rita R. Darden

State of Alabama

County of Shelby

I,  a Notary Public in and for the said County in said State, hereby certify that Timothy N. Darden and Rita R. Darden, 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 7th day of March, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

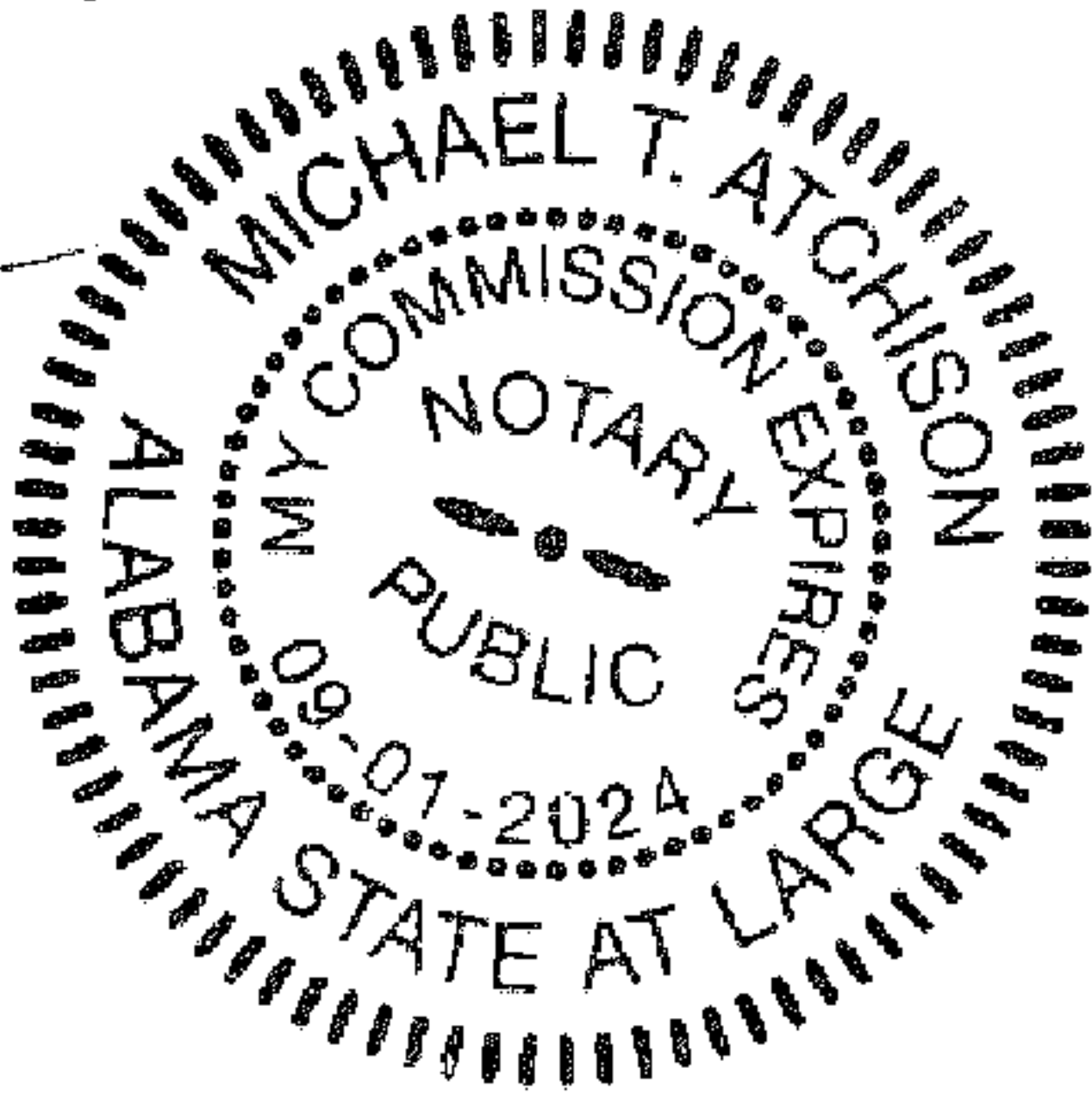


EXHIBIT "A"
LEGAL DESCRIPTION

A tract located in the SW 1/4 of Section 1, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows:
From the NE corner of the SW 1/4 of Section 1, Township 24 North, Range 15 East, run Southerly along the east boundary line of said SW 1/4 of Section 1, Township 24 North, Range 15 East, for 645.0 feet; thence turn an angle of 17 degrees 14 minutes to the right and run Southwesterly for 326.22 feet to a point on the south boundary of Merrell Drive and the Point of Beginning of the tract herein described; thence turn left 00 degrees 33 minutes 01 second continuing Southwesterly for 304.94 feet; thence turn left 86 degrees 44 minutes 52 seconds Southeasterly for 36.22 feet; thence turn right 83 degrees 21 minutes 37 seconds Southwesterly for 113.40 feet; thence turn right 35 degrees 04 minutes 42 seconds Southwesterly for 48.06 feet; thence turn left 25 degrees 22 minutes 40 seconds Southwesterly for 56.92 feet; thence turn right 94 degrees 44 minutes 55 seconds Northwesterly for 15.64 feet; thence turn right 32 degrees 48 minutes 26 seconds Northwesterly for 77.18 feet; thence turn right 48 degrees 54 minutes 22 seconds Northeasterly for 465.32 feet to a point on said Merrell Drive boundary; thence turn right 92 degrees 46 minutes 38 seconds Southeasterly for 37.28 feet to the Point of Beginning.
According to the survey of Olden Webb, dated June 5, 2000.

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

Grantor's Name	Timothy N. Darden Rita R. Darden	Grantee's Name	Christopher Jason Wyatt Brittany Lynn Wyatt
Mailing Address	<u>1409 3rd Ave</u> <u>Fulton Dale, AL 35068</u>	Mailing Address	<u>23 Merrell Dr.</u> <u>Shelby, AL 35143</u>
Property Address	<u>23 Merrell Dr.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>March 07, 2022</u>
		Total Purchase Price	<u>\$385,509.00</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>XX</u> Bill of Sale	<u></u> Appraisal
<u></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).

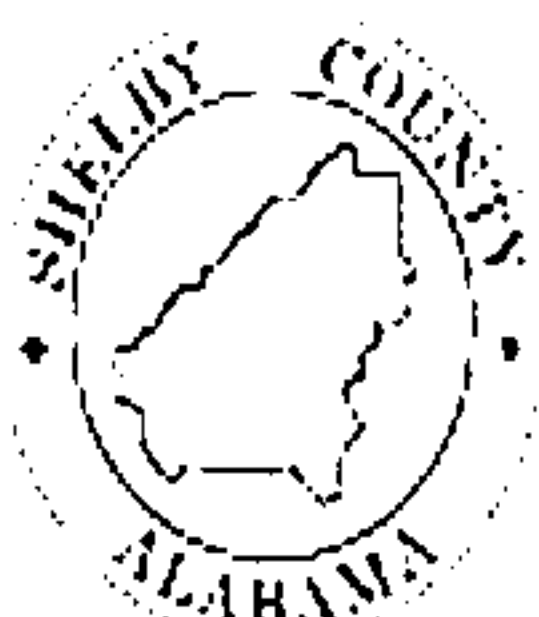
Date March 02, 2022

Print Timothy N. Darden

Unattested

Sign Timothy N. Darden
(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/08/2022 10:12:38 AM
\$105.50 JOANN
20220308000096660

**Form RT-1**

Allen S. Bayl