

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiaua, AL 35051

Send Tax Notice to:
Randy Grill
139 Big Oak Dr
May Lane AL 35714

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **ONE AND NO/00 DOLLARS (\$1.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Randy Grill, a married man (herein referred to as Grantor)** grant, bargain, sell and convey unto **Randy Grill and wife, Cathy M. Grill (herein referred to as Grantees)**, the following described real estate, situated in: **SHELBY County, Alabama, to-wit:**

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION.

SUBJECT TO:


- 1. Ad valorem taxes due and payable October 1, 2022.
- 2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantor herein or his spouse.

TO HAVE AND TO HOLD Unto 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 hereby 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 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.

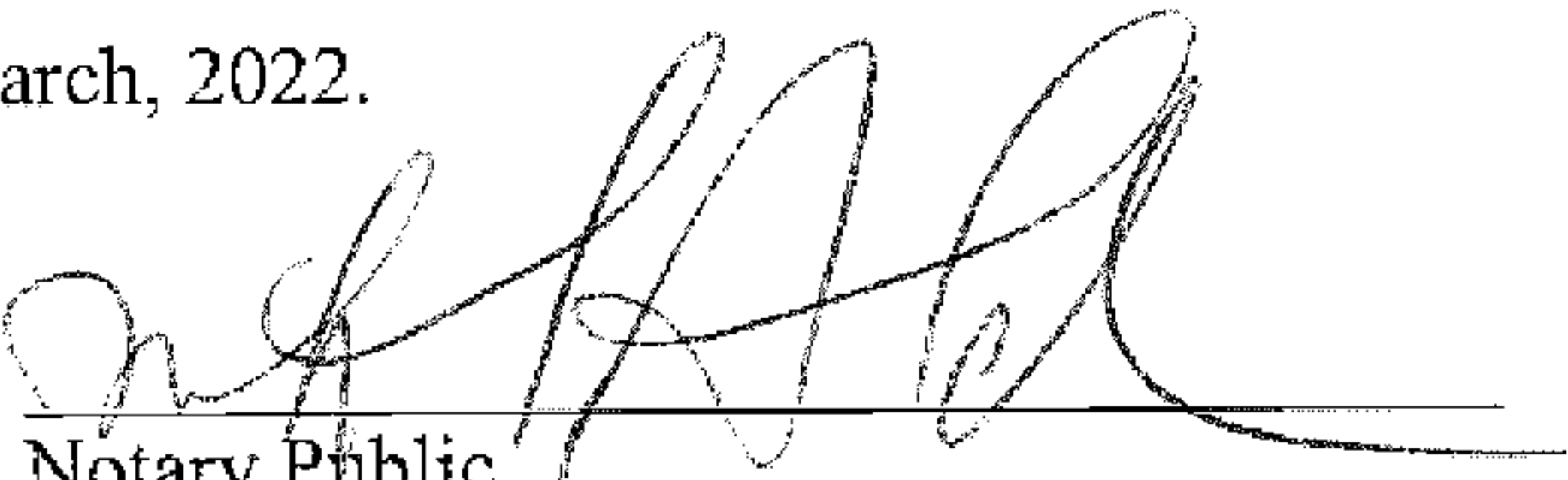
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 9th day of March, 2022.

_____ 
Randy Grill

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Randy Grill**, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of March, 2022.


Notary Public
My Commission Expires:

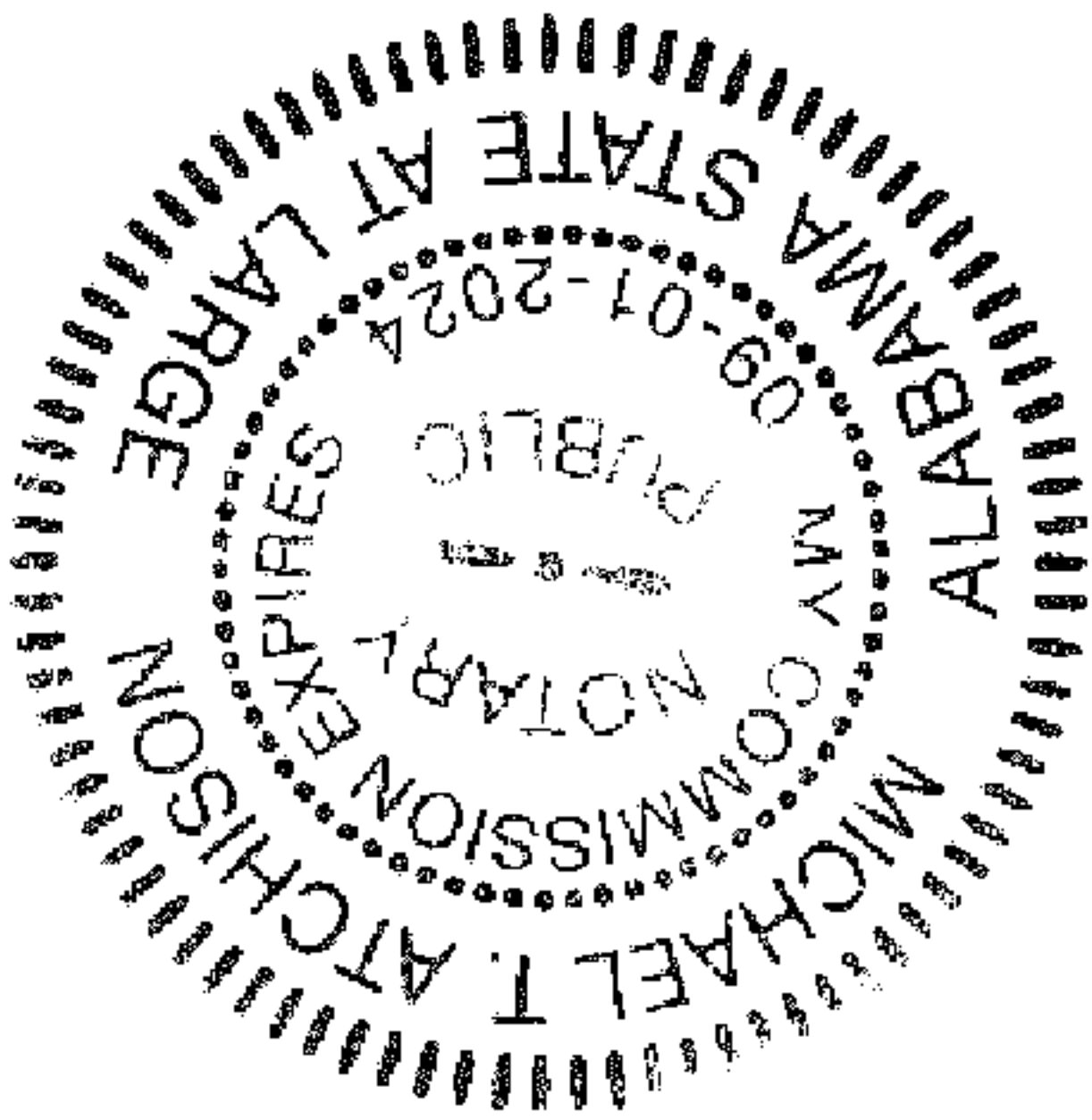


EXHIBIT A – LEGAL DESCRIPTION

TRACT I:

Lots 1, 2 and 3, according to the Survey of Maple Leaf Estates, as recorded in Map book 39, Page 39, in the Probate Office of Shelby County, Alabama.

TRACT II:

All that part of the NW 1/4 of SW 1/4, Section 21, Township 20 South, Range 1 East, lying West of Shelby County Highway No. 55. situated in Shelby County, Alabama.

Said above described property being further described as follows:

Commence at the NW corner of said NW 1/4 of SW 1/4 Section 21, Township 20 South, Range 1 East; thence run easterly along North boundary of said 1/4-1/4 section a distance of approximately 174 feet, more or less to the intersection of the right of way of Shelby County Highway #55; thence run in a southwesterly direction along the westerly right of way of said Highway #55 a distance of 479 feet, more or less, to the intersection with the West line of said 1/4-1/4 section; thence run northerly along the West boundary of said 1/4-1/4 section to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name Randy Grill
 Mailing Address 139 Big Oak Dr
Maylene AL
35114

Grantee's Name Randy Grill
 Mailing Address 139 Big Oak Dr
Maylene AL
35114

Property Address Vacant
 Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/10/2022 01:01:17 PM
 \$62.00 JOANN
 20220310000100320

Date of Sale 3-9-2022
 Total Purchase Price \$ 34,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

Alvin S. Byrd

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 _____

Print Mike T. Atchison

Unattested _____

Sign Mike T. Atchison

(verified by)

(Grantor/Grantee/Owner/Agent) circle one