

This Instrument was Prepared by:

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

File No.: S-22-28089

Send Tax Notice To: James Leonard Hale
Jacqueline Cline Hale
*6720 Chelton Rd
Columbiana, AL 35017*

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 Fifty Thousand Dollars and No Cents (\$250,000.00)**, **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, **James Michael Martin and Barbara Ann Martin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Leonard Hale and Jacqueline Cline Hale**, (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 taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 11th day of March, 2022.

James Michael Martin *Barbara Ann Martin*
James Michael Martin Barbara Ann Martin

State of Alabama

County of Shelby

I, *Michael T. Atchison*, a Notary Public in and for the said County in said State, hereby certify that James Michael Martin and Barbara Ann Martin, 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 11th day of March, 2022.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: *9-1-24*

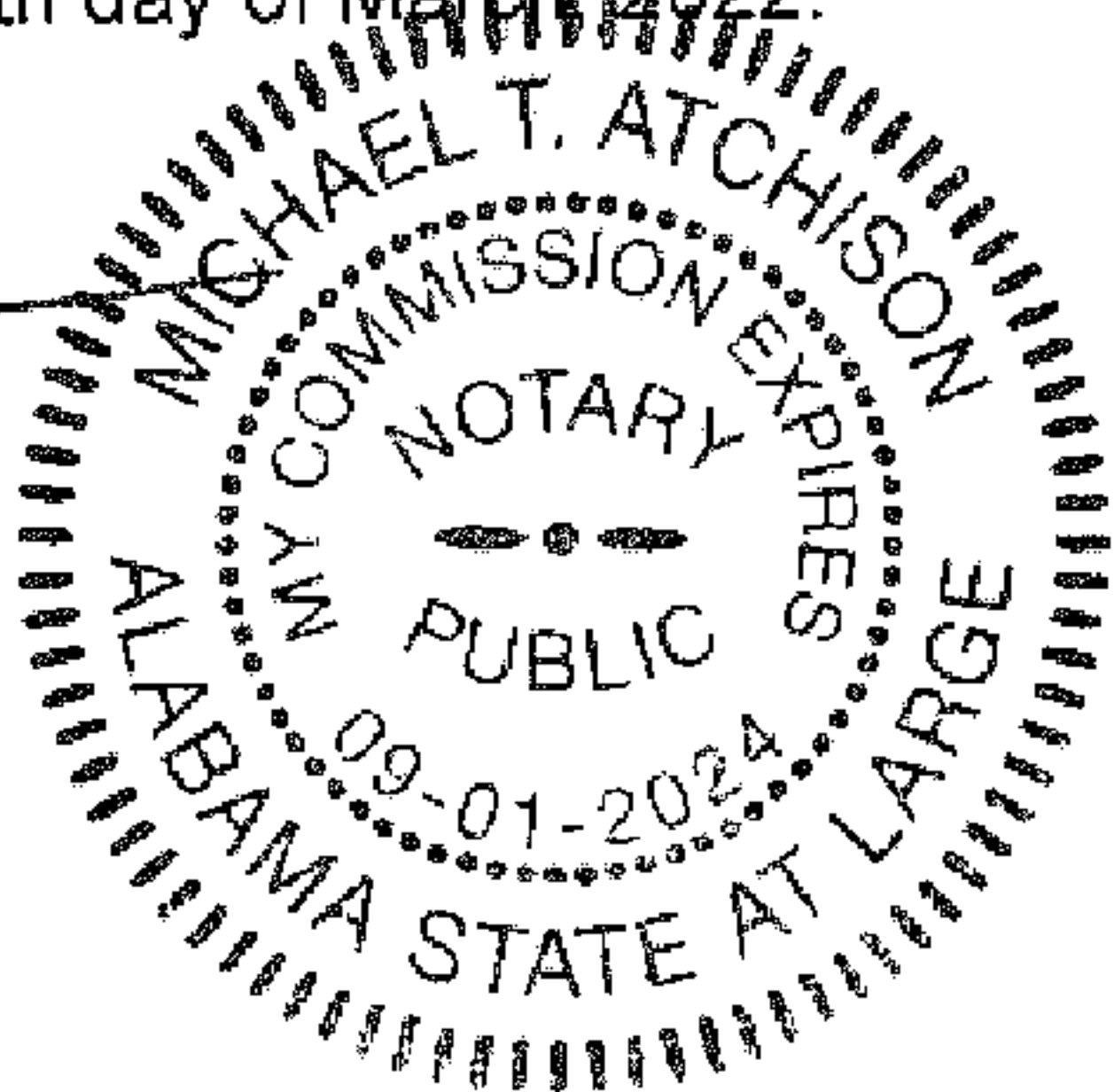


EXHIBIT "A"
LEGAL DESCRIPTION

Begin at the Northeast corner of the Northwest Quarter of the Southwest Quarter of Section 14, Township 20 South, Range 1 West; thence run West along the North line of said Quarter-Quarter an azimuth of 266 degrees 06 minutes 57 seconds a distance of 713.00 feet to the Easterly right of way of Shelby County Highway #47; thence an azimuth of 150 degrees 13 minutes 14 seconds Southeasterly along the said right of way a distance of 284.95 feet; thence an azimuth of 83 degrees 20 minutes 06 seconds Northeasterly to a point on the East line of said Quarter-Quarter lying 230 feet South of the NE corner of said Quarter-Quarter; thence an azimuth of 358 degrees 41 minutes 24 seconds Northerly along the said East line of said Quarter-Quarter a distance of 230.00 feet to the point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name	James Michael Martin Barbara Ann Martin	Grantee's Name	James Leonard Hale Jacqueline Cline Hale
Mailing Address	<u>2163 Spanish Oak Dr</u> <u>Gilbert, AL 36549</u>	Mailing Address	<u>6720 Chelsea Rd</u> <u>Columbiana, AL 35017</u>
Property Address	<u>7560 Chelsea Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 11, 2022</u>
		Total Purchase Price	<u>\$250,000.00</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)

☐ 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 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 08, 2022

Print James Michael Martin

Unattested

Sign James Michael Martin

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/14/2022 10:51:10 AM
\$278.00 CHERRY
20220314000104120

Allen S. Byrd

Form RT-1