

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28057

Send Tax Notice To: Jesse Thomas
Heather Thomas
223 Pine Hill Dr.
Columbiana, AL 35051

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, **Alec Blaise Duale-Green and husband, Brandon Paul Duale-Green** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jesse Thomas and Heather Thomas**, (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.


\$237,500.00 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 18th day of March, 2022.


Alec Blaise Duale-Green


Brandon Paul Duale-Green

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Alec Blaise Duale-Green and Brandon Paul Duale-Green, 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 18th day of March, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

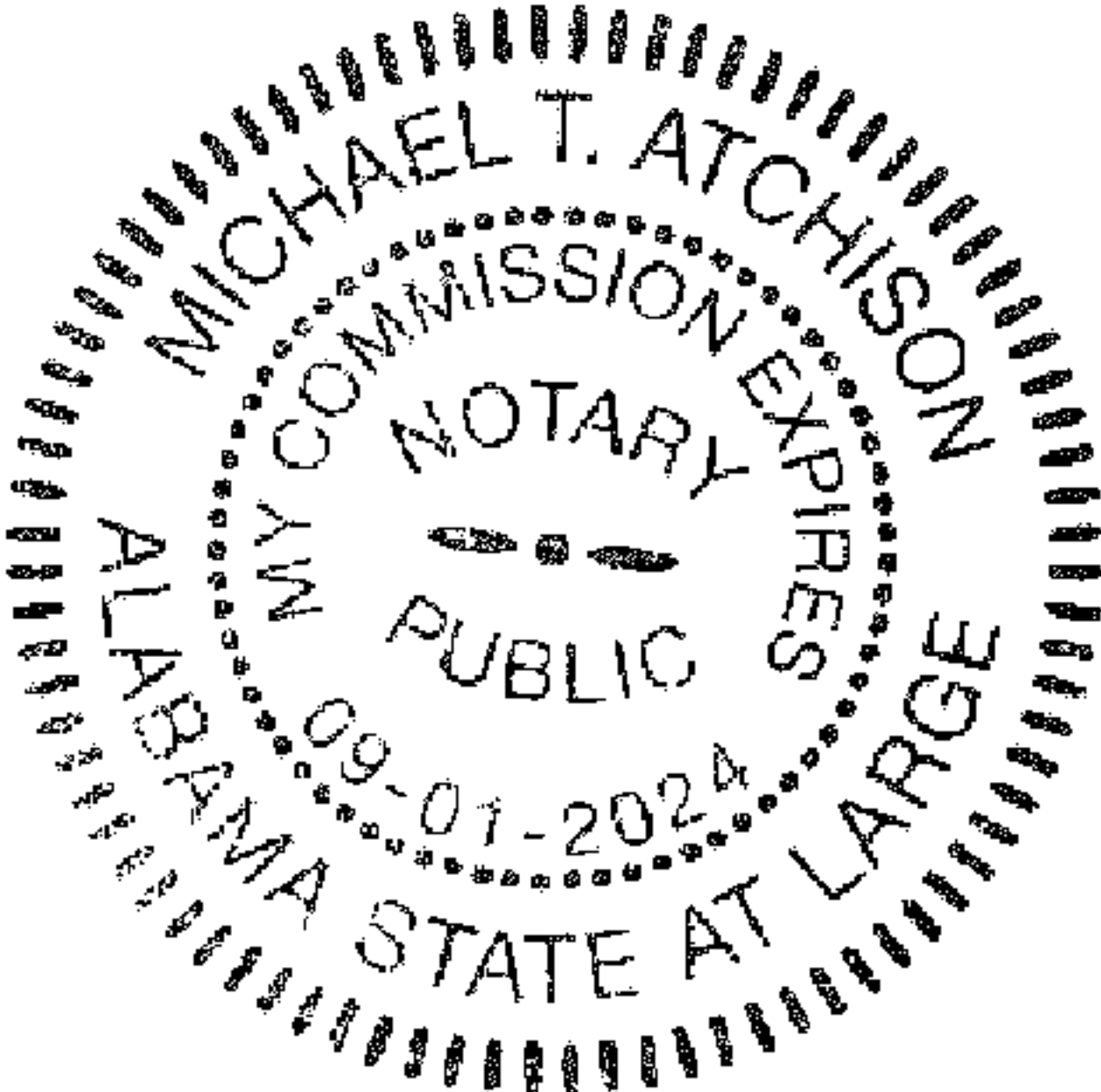


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Northeast Quarter of the Southwest Quarter of said Section 24, Township 21 South, Range 1 West, being more particularly described as follows:

Commence at the southeast corner of above said 1/4-1/4; thence North 90 degrees 00 minutes 00 seconds West a distance of 595.84 feet to the point of beginning; thence continue along the last described course a distance of 201.44 feet; thence North 01 degrees 19 minutes 25 seconds West a distance of 100.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 16.00 feet; thence North 00 degrees 00 minutes 00 seconds West a distance of 30.00 feet; thence North 89 degrees 59 minutes 31 seconds East a distance of 189.89 feet; thence South 00 degrees 56 minutes 35 seconds West a distance of 130.02 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	Alec Blaise Duale-Green Brandon Paul Duale-Green	Grantee's Name	Jesse Thomas Heather Thomas
Mailing Address	<u>229 Dozier Drive</u> <u>Apartment 348 Troy, AL 36081</u>	Mailing Address	<u>223 Pine Hill Dr.</u> <u>Columbiana, AL 35051</u>
Property Address	<u>223 Pine Hill Dr.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>March 18, 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)

<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 16, 2022

Print Alec Blaise Duale-Green

Unattested

Sign Alec Blaise Duale-Green
(Grantor/Grantee/Owner/Agent) circle one

(verified by)



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
03/18/2022 12:10:28 PM
\$40.50 CHERRY
20220318000112980

Alec S. Byrd

Form RT-1