

This Instrument was Prepared by:

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

File No.: S-22-28100

Send Tax Notice To: Fletcher Harrison Sudderth
Amanda Martin Sudderth

363 Shady Oak Ln
Alabaster AL 35007

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 Fifty Two Thousand Five Hundred Dollars and No Cents (\$352,500.00)**, 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, **Sandra McBrayer**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Fletcher Harrison Sudderth and Amanda Martin Sudderth**, (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.

\$302,500.00 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.

Sandra McBrayer
Sandra McBrayer

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 Sandra McBrayer, 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.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

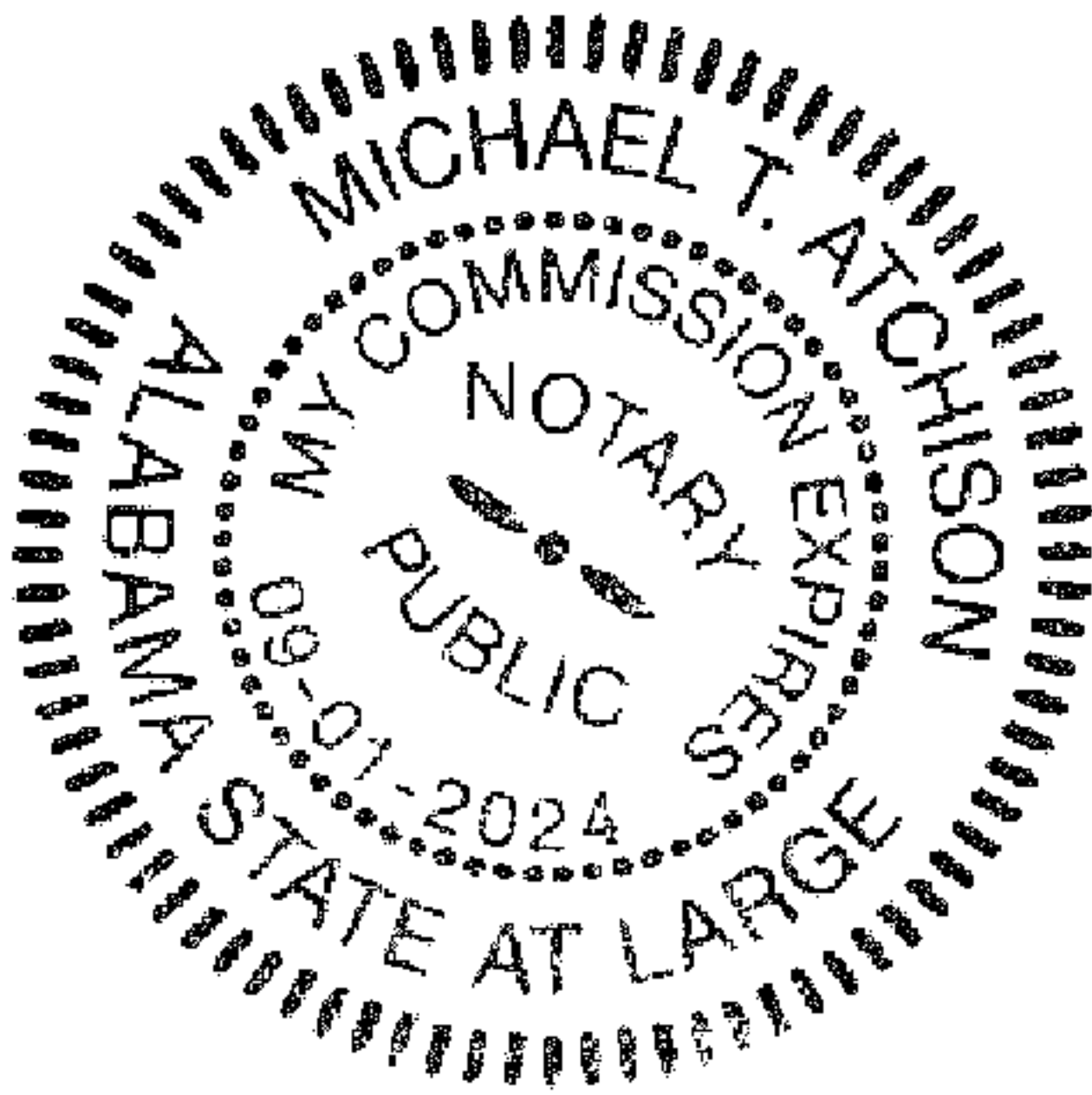


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated to the S1/2 of the SW 1/4 of Section 22, Township 21 South, Range 3 West, Shelby County, Alabama described as follows: Commence at the SE corner of SE 1/4 of SW 1/4 of Section 22, Township 21 South, Range 3 West; thence run westerly along the South line of said 1/4-1/4 for a distance of 1,194.77 feet to the point of beginning; thence continue along last described course for a distance of 149.58 feet (deed 149.68 feet) to the SW corner of said 1/4-1/4 section; thence turn an angle to the left of 0 degrees 18 minutes 38 seconds (deed - continue along last described course) for a distance of 80.20 feet (deed 80.25 feet); thence turn an angle to the right of 88 degrees 41 minutes 54 seconds (deed 88 degrees 28 minutes 13 seconds) and run northerly 324.86 feet (deed 324.84 feet) to the southerly right of way line of Shady Oak Lane; thence turn an angle to the right of 91 degrees 31 minutes 54 seconds (deed 91 degrees 26 minutes 50 seconds) and run easterly along said southerly right of way line for a distance of 230.07 feet (deed 229.85 feet); thence turn an angle to the right of 88 degrees 31 minutes 09 seconds (deed 88 degrees 22 minutes 45 seconds) and run southerly for a distance of 324.74 feet (deed 325.09 feet) 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	Sandra McBrayer	Grantee's Name	Fletcher Harrison Sudderth Amanda Martin Sudderth
Mailing Address	<u>4395 Village Green Circle</u> <u>Anniston, AL 35236</u>	Mailing Address	<u>863 Shady Oak Ln</u> <u>Alabaster, AL 35007</u>
Property Address	<u>863 Shady Oak Ln.</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>March 18, 2022</u>
		Total Purchase Price	<u>\$352,500.00</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> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</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 Sandra McBrayer

 Unattested

Sign Sandra McBrayer
(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 01:51:55 PM
\$78.00 BRITTANI
20220318000113350

Form RT-1

Alexis S. Boyd