

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **Ninety Thousand and No/100 Dollars (\$90,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Sally B. Metzler, a married person, and Christine M. Pantry, a married person** (herein referred to as grantor), grant, bargain, sell and convey unto **Wendy Loar and Charles D. Loar** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby** County, Alabama, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

This property is 7+/- acres on Scott Road, Montevallo, AL 35115. This property is not the homesteaded residence of either grantor.

This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of March, 2022.

Sally B Metzler
Sally B. Metzler
Christine M Pantry
Christine M. Pantry

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Sally B. Metzler and Christine M. Pantry**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 28th day of March, 2022.

[Signature]
NOTARY PUBLIC
My Commission Expires: Nov 4, 2023

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

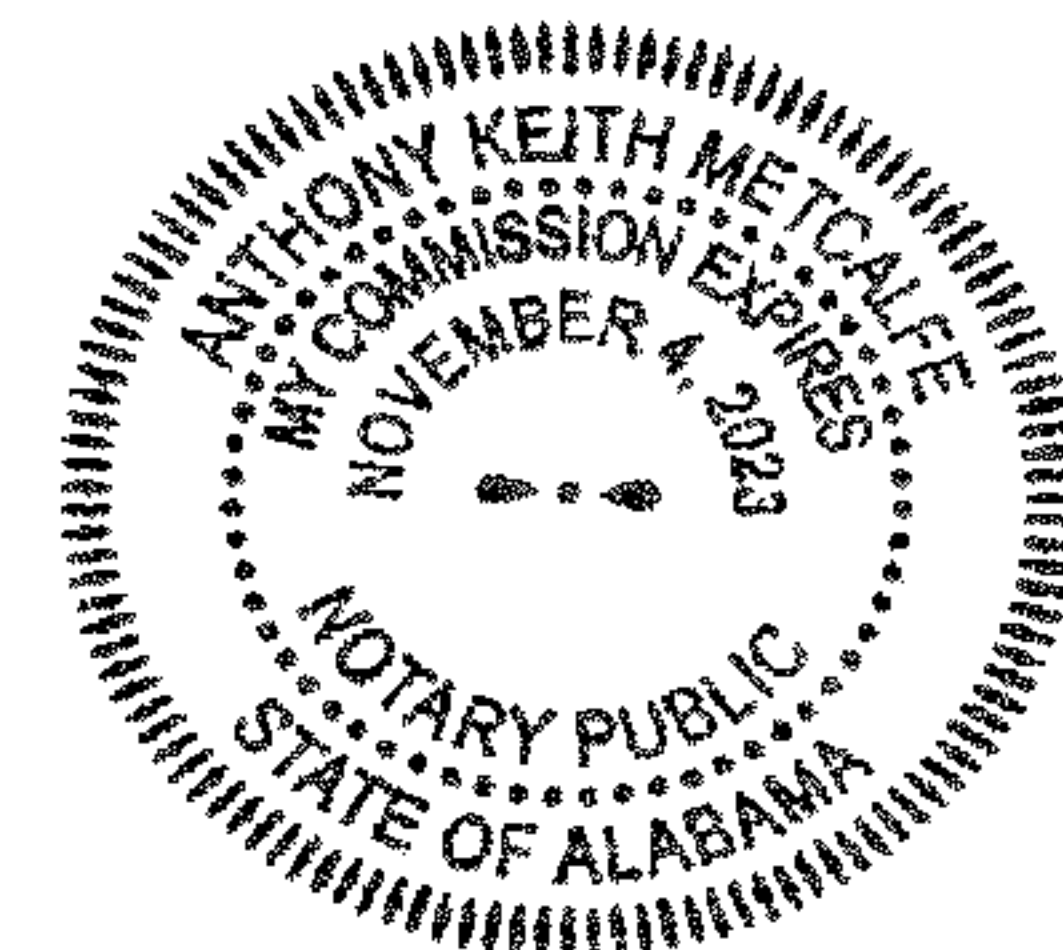


EXHIBIT "A"

PARCEL I:

A parcel of Land situated in the Northeast Quarter of the Southeast Quarter of Section 6, and in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West, and run along the South line of said Section 6, a distance of 661.0 feet to a point, thence North and parallel with the section line a distance of 817.48 feet to the point of beginning; thence continue same course for 200 feet; thence run in a Northeasterly direction to a point on the West right of way of an old field road which said point is 200 feet North of the intersection of the North right-of-way of the old Tuscaloosa Road and the West right-of-way of the Old Field Road; thence run in a Southerly direction along the West right-of-way of said Field Road a distance of 200 feet to a point on the North right-of-way of the Old Tuscaloosa Road; thence in a Southwesterly direction along said right-of-way a distance of 1,200. feet to the point of beginning.

PARCEL II:

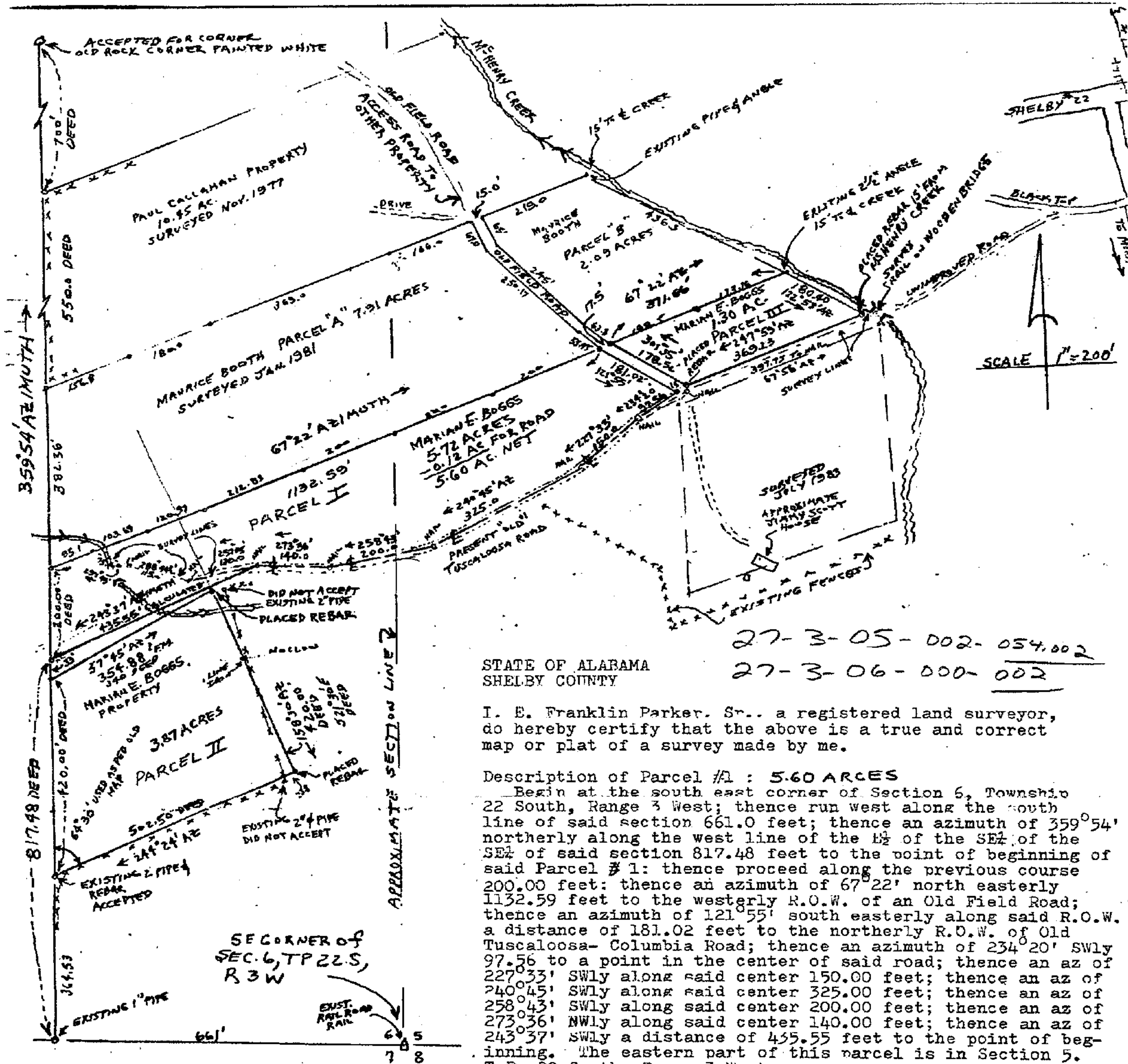
A parcel of Land situated in the Northeast Quarter of the Southeast Quarter of Section 6, and in the Northwest Quarter of the Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West, and run West along the South line of said Section 6, a distance of 661.0 feet to a point; thence North and parallel with the Section line a distance of 367.48 feet to the point of beginning; thence continue along same course for a distance of 420 feet to a point; thence run in a Northeasterly direction 340 feet to a point on the South right-of-way line of the Old Tuscaloosa Road, said point also being the Northwest corner of a tract conveyed to Dan Holsomback by deed recorded in Volume 56, Page 279, in the Probate Office of Shelby County, Alabama; thence South 21 degrees 30 minutes East a distance of 420.0 feet to the Southwest corner of said Holsomback Tract; thence Southwesterly 502.50 feet to the point of beginning.

Parcel III:

SURFACE RIGHTS ONLY in and to a parcel of land situated in the West Half of Southwest Quarter of Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of Section 6, Township 22 South, Range 3 West and run along the South line of said Section 6 a distance of 661.0 feet to a point; thence north and parallel with the section line a distance of 1017.48 feet to a point; thence run in a Northeasterly direction to a point on the east right-of-way of an Old Field Road which said point is 200 feet north of the intersection of the North right-of-way of the Old Tuscaloosa Road and the East right-of-way of the Old Field Road, being the point of beginning of the parcel herein conveyed; thence run in a Southerly direction along the East right-of-way of said Old Field Road a distance of 200 feet to a point on the North right-of-way of the Old Tuscaloosa Road; thence run in a Northeasterly direction along the North right-of-way line of Old Tuscaloosa Road to a point on the East bank of McHenry Creek; thence run Northwesterly along said creek bank to the Southeast corner of a tract conveyed to Maurice R. Booth; thence run in a Southwesterly direction along South line of said tract to point of beginning.



27-3-05-002-054.002
 27-3-06-000-002

STATE OF ALABAMA
 SHELBY COUNTY

I. E. Franklin Parker, Sr., a registered land surveyor, do hereby certify that the above is a true and correct map or plat of a survey made by me.

Description of Parcel #1 : 5.60 ACRES

Begin at the south east corner of Section 6, Township 22 South, Range 3 West; thence run west along the south line of said section 661.0 feet; thence an azimuth of 359°54' northerly along the west line of the E½ of the SE¼ of the SE¼ of said section 1017.48 feet to the point of beginning of said Parcel # 1; thence proceed along the previous course 200.00 feet; thence an azimuth of 67°22' north easterly 1132.59 feet to the westerly R.O.W. of an Old Field Road; thence an azimuth of 121°55' south easterly along said R.O.W. a distance of 181.02 feet to the northerly R.O.W. of Old Tuscaloosa-Columbia Road; thence an azimuth of 234°20' SWly 97.56 feet to a point in the center of said road; thence an az of 227°33' SWly along said center 150.00 feet; thence an az of 240°45' SWly along said center 325.00 feet; thence an az of 258°43' SWly along said center 200.00 feet; thence an az of 273°36' NWly along said center 140.00 feet; thence an az of 243°37' SWly a distance of 455.55 feet to the point of beginning. The eastern part of this parcel is in Section 5, T.P. 22 South, Range 3 West.

Description of Parcel #2 : 3.87 ACRES

Begin at the south east corner of Section 6, Township 22 South, Range 3 West; thence run west along the south line of said section 661.0 feet; thence an azimuth of 359°54' northerly along the west line of the E½ of the SE¼ of the SE¼ of said section 364.53 feet to the point of beginning of said Parcel # 2; thence proceed along the previous course 420.00 feet; thence an azimuth of 57°45' north easterly a distance of 354.88 feet; thence an azimuth of 158°30' south easterly a distance of 420.00 feet; thence an azimuth of 244°24' south westerly a distance of 502.50 feet to the point of beginning of said Parcel #2.

Description of Parcel #3 : 1.30 ACRES

Begin at the south west corner of Section 5, Township 22 South, Range 3 West; thence run west along the south line of Section 6 a distance of 661.0 feet; thence an azimuth of 359°54' northerly along the E½ of the SE¼ of the SE¼ of said Section 6 a distance of 1017.48 feet; thence an azimuth of 67°22' north easterly along the south line of Maurice Booth property a distance of 1147.59 feet to a point on the easterly R.O.W. of an Old Field Road and being in the SW¼ of Section 5; thence proceed along the previous course a distance of 371.66 feet to a point on the westerly bank of McHenry Creek; thence an azimuth of 122°58' south easterly along the said bank a distance of 180.40 feet to the northerly R.O.W. of Old Tuscaloosa-Columbia Road; thence an azimuth of 247°59' south westerly along said R.O.W. a distance of 369.23 feet to the easterly R.O.W. of said Old Field Road; thence an azimuth of 301°55' north westerly along said R.O.W. a distance of 178.52 feet to the point of beginning of said Parcel # 3.

DATED June 30, 1987
 PHONE # 744-8004

E. Franklin Parker, Sr.
 E. FRANKLIN PARKER, SR., AL REG. # 9985
 1224 CAROL CIRCLE MIDFIELD, AL 35228



BOGGS, MARIAN E.



Allie S. Beyl

Real Estate Sales Validation Form

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

Grantor's Name SALLY B. METZLER, A MARRIED PERSON,
 Mailing Address AND CHRISTINE M. PANTRY, A MARRIED PERSON
346 BEDFORD AVE
HOOVER, AL 35226

Grantee's Name WENDY LOAR AND CHARLES D. LOAR
 Mailing Address _____
593 LADY LAKE RD W
JACKSONVILLE, FL 32218

Property Address SCOTT ROAD

MONTEVALLO, AL 35115

Date of Sale MARCH 28, 2022
 Total Purchase Price \$ 90,000.00
 or
 Actual Value \$
 or
 Assessor's Market Value \$

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 ANTHONY METCALFE

 Unattested

 (verified by)

Sign *[Signature]*

 (Grantor/Grantee/Owner/Agent) circle one