

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

Send Tax Notice to:
Betty H. Brock

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE DOLLAR AND NO CENTS (\$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, we, *Betty H. Brock, a single woman* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *David Hamilton and Karen Hamilton* (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

Betty H. Brock is the surviving grantee in Real Record 102, Page 294, Probate Office, Shelby County, Alabama. The other grantee, Byron H. Brock is deceased, having died on 2/16/2016.

Betty H. Brock reserves a Life Estate in and to the property described herein.

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.

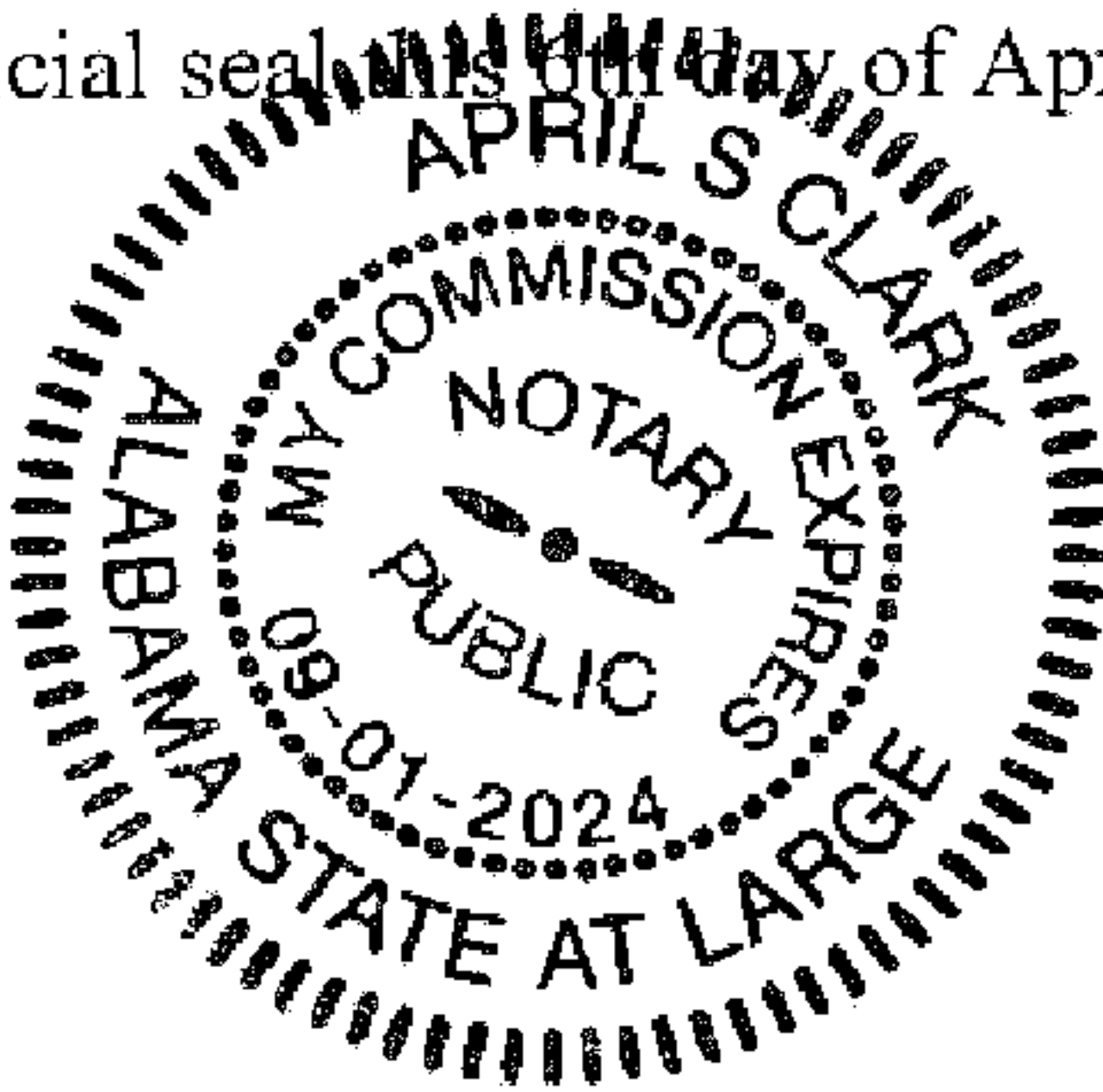
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6th day of April, 2022.

Betty H. Brock

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Betty H. Brock*, whose name is 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of April, 2022.



April Clark
Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A

LEGAL DESCRIPTION

Tract No. 1: Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 24, Township 20 South, Range 2 West, thence run East along the South line of said 1/4-1/4 Section a distance of 835.47 feet, to the point of beginning; thence turn a deflection angle of 89 deg. 36 min. 39 sec. to the left and run a distance of 662.62 feet; thence turn a deflection angle of 90 deg. 00 min. to the right and run a distance of 414.85 feet; thence turn a deflection angle of 90 deg. 00 min. to the right and run a distance of 659.81 feet; thence turn a deflection angle of 89 deg. 36 min. 39 sec. to the right and run a distance of 414.85 feet to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 24, Township 20 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

Tract No. 2: Commence at the Southwest corner of the NW 1/4 of the SW 1/4, Section 24, Township 20 South, Range 2 West, thence run East along the South line of said 1/4-1/4 Section a distance of 1,250.32 feet, to the point of beginning; thence continue in the same direction a distance of 67.94 feet; thence turn a deflection angle of 90 deg. 59 min. 19 sec. to the left and run a distance of 659.54 feet; thence turn a deflection angle of 88 deg. 37 min. 20 sec. to the left and run a distance of 52.08 feet; thence turn a deflection angle of 90 deg. 00 min. 00 sec. to the left and run a distance of 659.81 feet, to the point of beginning. Situated in the NW 1/4 of the SW 1/4, Section 24, Township 20 South, Range 2 West, Huntsville Meridian, Shelby County, Alabama.

Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/06/2022 10:48:15 AM
 \$234.00 JOANN
 20220406000142050



Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name Betty H. Brock
 Mailing Address 548 Griffin Rd
Chelsea AL
35043

Grantee's Name David Hamilton
 Mailing Address 181 Hwy 32
Columbiana AL
35051

Property Address 548 Griffin Rd
Chelsea

Date of Sale 4-6-22
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 206,000.00

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 tax value
☐ 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 Betty H. Brock

Unattested _____

(verified by)

Sign Betty H. Brock

(Grantor/Grantee/Owner/Agent) circle one