

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-22-28189

Send Tax Notice To: Eric Shippers
Amanda Shippers
735 Branch Drive
Helena, AL 35080

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 **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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 V. Hurst, a single man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Eric Shippers and Amanda Shippers**, (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

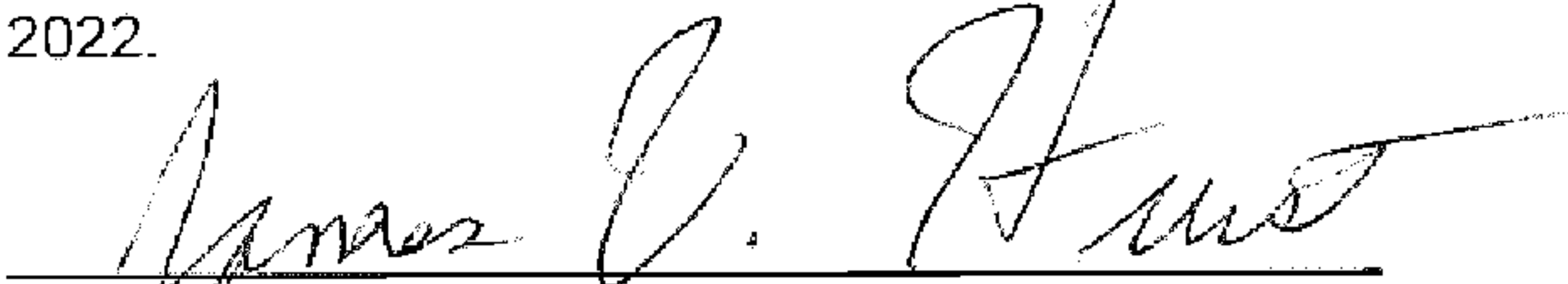
Property may be subject to all 2022 taxes and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$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 7th day of April, 2022.


James V. Hurst

State of Alabama
County of Shelby

I, Jennifer Linberry, a Notary Public in and for the said County in said State, hereby certify that James V. Hurst, 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 7th day of April, 2022.


Notary Public, State of Alabama
My Commission Expires: 11-13-2023

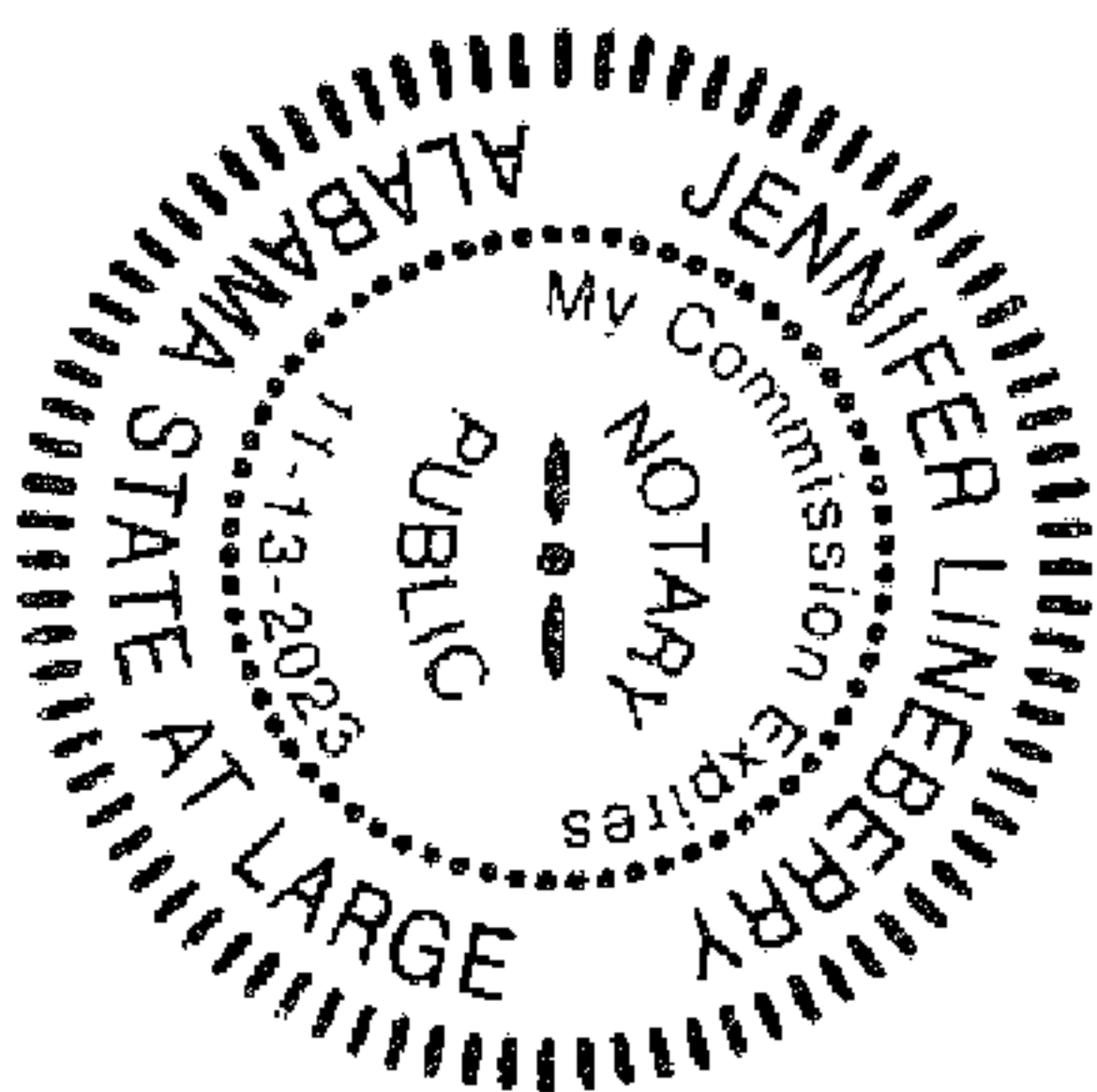


EXHIBIT "A"
LEGAL DESCRIPTION

A lot in the Town of Columbiana, Alabama, more particularly described as follows: Beginning on the North side of Mildred Street at the SE corner of what was formerly known as the J. T. Leeper lot and also known as Lot No. 50 according to Horsley's Map of Town of Columbiana; and running thence East along North margin of Mildred Street a distance of 85 feet to the SW corner of what was formerly known as the L. B. Riddle lot; thence run in a northerly direction along West line of Riddle lot 166 feet to the South line of Lida Chapman lot; thence in a westerly direction along the South line of said Lida Chapman lot a distance of 85 feet to the East line of lot heretofore known as J. T. Leeper lot; run thence in a southerly direction along the East line of Leeper lot a distance of 166 feet to the point of beginning and being a part of the SW 1/4 of NW 1/4 of Section 25, Township 21 south, Range 1 West, 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 V. Hurst	Grantee's Name	Eric Shippers Amanda Shippers
Mailing Address	<u>954 Hwy 435</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>735 Branch Drive</u> <u>Helena, AL 35080</u>
Property Address	<u>212 Mildred St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 07, 2022</u>
		Total Purchase Price	<u>\$115,000.00</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> </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 April 05, 2022

Print James V. Hurst

Unattested

Sign *James V. Hurst*
(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/07/2022 03:09:11 PM
\$143.00 CHERRY
20220407000144480

Alexis S. Byrd

Form RT-1