

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-28165

Send Tax Notice To: Mary Beth Wilbanks
Steve E. Wilbanks
109 N. Timothy Drive
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 **Three Hundred Ten Thousand Dollars and No Cents (\$310,000.00)**, 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, **Diana Faye Yarchak, a single woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mary Beth Wilbanks and Steve E. Wilbanks**, (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.

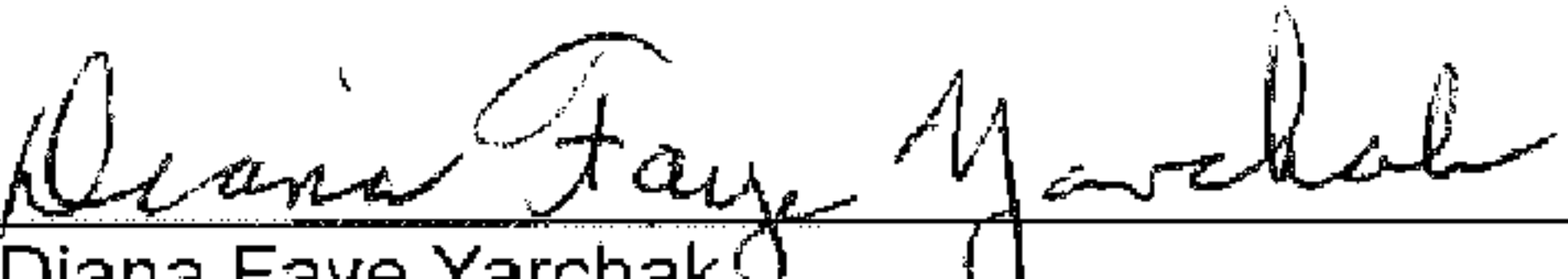
Diana Faye Yarchak is the surviving grantee in that certain deed recorded in Instrument # 20090610000222060, Probate Office, Shelby County, Alabama. The other grantee, George Yarchak, is deceased, having died on or about August 17, 2017.

\$292,531.00 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 14th day of April, 2022.


Diana Faye Yarchak

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Diana Faye Yarchak, 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 14th day of April, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-2024



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of Lot 4A of a resurvey of Lots 1 through 10 of the First Addition to Triple Springs Second Sector, as recorded in Map Book 7, Page 39, in the Office of Judge of Probate in Shelby County, Alabama, said point also being the point of beginning; thence North 78 degrees 35 minutes 44 seconds West along the North line of said Lot 4A a distance of 180.78 feet to the NW corner of said Lot 4A; thence North 0 degrees 34 minutes 13 seconds East a distance of 26.00 feet; thence North 38 degrees 58 minutes 4 seconds East a distance of 110.36 feet; thence South 89 degrees 42 minutes 36 seconds East a distance of 108.29 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 147.0 feet to the point of beginning

Together with an easement for ingress, egress, and utilities more particularly described as follows: Commence at the NE corner of Lot 4A of a Resurvey of Lots 1 through 10 of First Addition to Triple Springs, Second Sector, as recorded in Map Book 7, Page 39, in the Office of the Judge of Probate of Shelby County, Alabama, said point also being the point of beginning of an ingress, egress, and utility easement; thence North 01 degrees 17 minutes 27 seconds East a distance of 30.57 feet; thence South 78 degrees 35 minutes 44 seconds East a distance of 50.96 feet; thence South 0 degrees 17 minutes 27 seconds West a distance of 30.57 feet; thence North 78 degrees 35 minutes 44 seconds West a distance of 50.96 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2022 09:06:48 AM
 \$45.50 PAYGE
 20220415000155860

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name	Diana Faye Yarchak	Grantee's Name	Mary Beth Wilbanks Steve E. Wilbanks
Mailing Address	<u>16369 Edgewater Circle</u> <u>Loxley, AL 36511</u>	Mailing Address	<u>109 N. Timothy Drive</u> <u>Columbiana, AL 35051</u>
Property Address	<u>109 N. Timothy Drive</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>April 14, 2022</u>
		Total Purchase Price	<u>\$310,000.00</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>Bill of Sale</u>	<u>Appraisal</u>
<u>XX Sales Contract</u>	<u>Other</u>
<u>Closing Statement</u>	

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 13, 2022

Print Diana Faye Yarchak

Unattested

Sign *Diana Faye Yarchak*
(Grantor/Grantee/Owner/Agent) circle one

(verified by)