

2022041500155880
04/15/2022 09:14:34 AM
DEEDS 1/3

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sylvia D. Alexander
3670 Hwy 109
Columbiana, AL 35051

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, *Sylvia D. Alexander, a married woman and William J. Wallace, a married man* (herein referred to as *Grantors*) grant, bargain, sell and convey unto *Sylvia D. Alexander and William J. Wallace* (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

No part of the homestead of the Grantor or their spouse.

Grantors herein are all the heirs at law of Myrtis Hudgins, who died January 29, 2022, intestate. At her death Myrtis Hudgins was the sole owner of property described in Inst. 1999-04492 in Probate Office Shelby County, Alabama.

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 14th day of April, 2022.

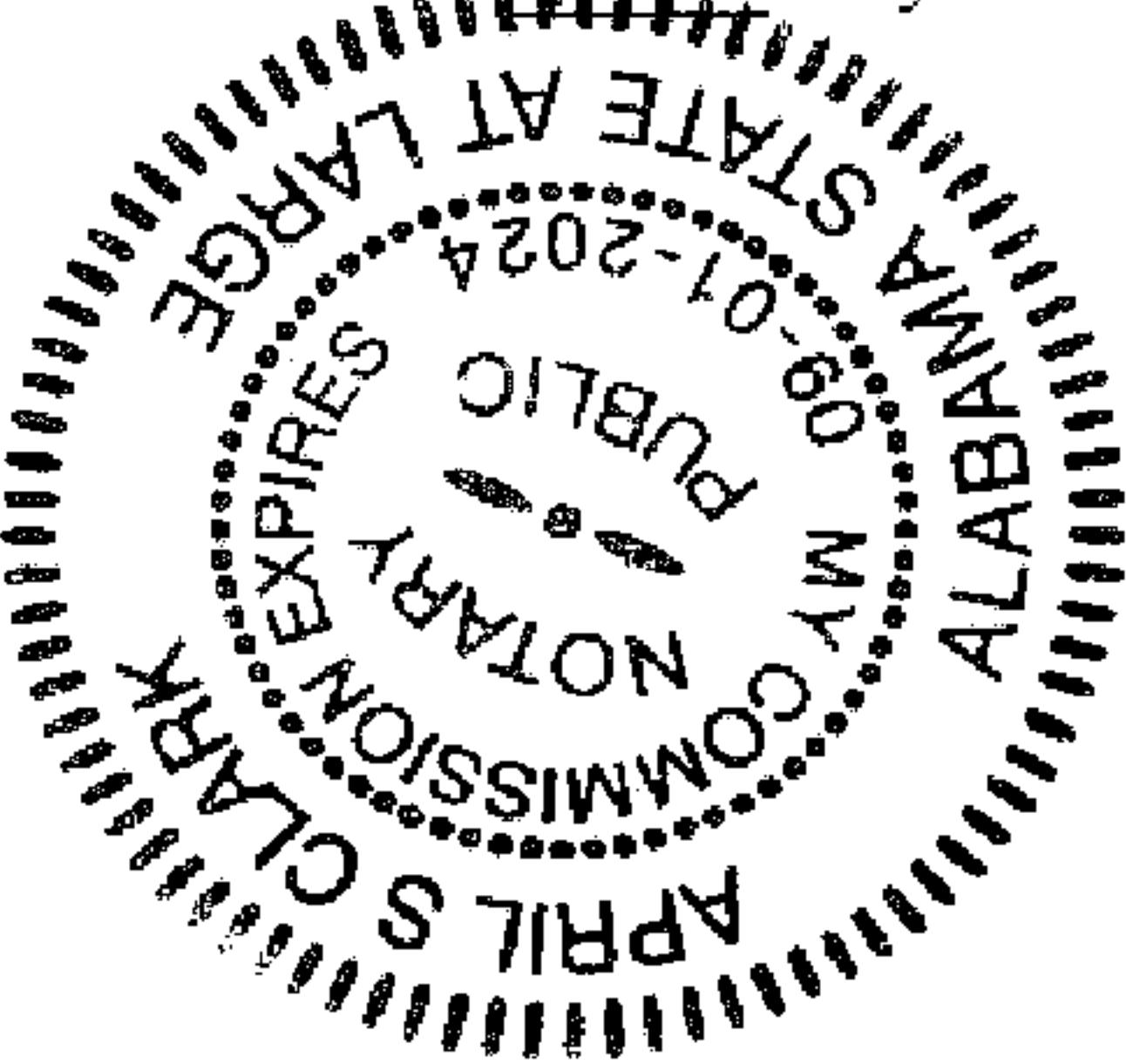

Sylvia D. Alexander


William J. Wallace

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Sylvia D. Alexander and William J. Wallace*, 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 14th day of April 2022.



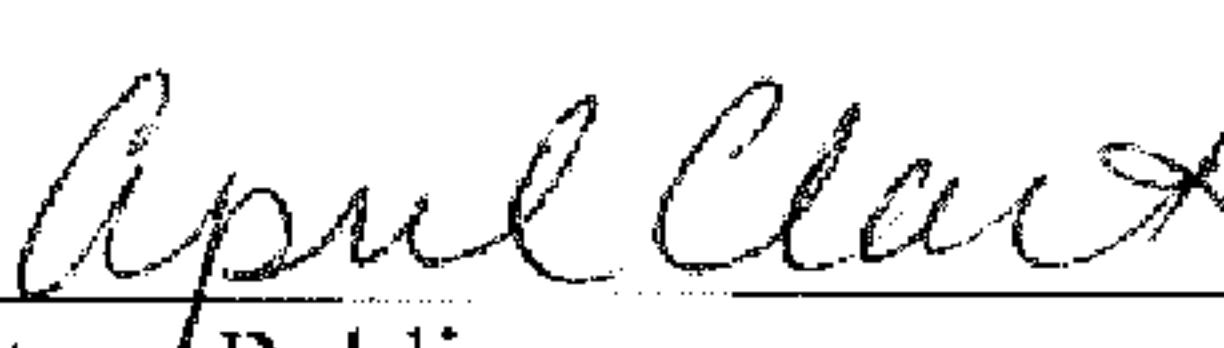

April Clark
Notary Public
My Commission Expires: 9/1/2024

EXHIBIT A

LEGAL DESCRIPTION

Commence at the Northeast corner of the E 1/2 of Fraction "E" Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction E a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road; thence turn an angle of 52 deg. 22 min. 39 sec. to the left and run along said Road a distance of 57.62 feet; thence turn an angle of 3 deg. 03 min. 02 sec. to the left and run a distance of 244.56 feet; thence turn an angle of 86 deg. 11 min. 24 sec. to the right and run a distance of 98.50 feet; thence turn an angle of 8 deg. 34 min. 22 sec. to the right and run a distance of 186.46 feet; thence turn an angle of 4 deg. 55 min. 31 sec. to the right and run a distance of 127.09 feet to the point of beginning of the property herein described; thence turn an angle of 14 deg. 44 min. 13 sec. to the right and run a distance of 194.98 feet to a point; thence turn left and run in a Southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa River a distance of 194.98 feet; thence turn left and run in a Northwesterly direction along the Southwest line of the Ada Ransom to a distance of 135 feet to the point of beginning.

LESS AND EXCEPT the following described parcel of land:

Commence at the Northeast corner of the E 1/2 of Fraction "E", Section 29, Township 19 South, Range 3 East, thence run South along the East line of said Fraction E a distance of 592.20 feet to the Northeast margin of Glaze Ferry Road thence turn an angle of 52 deg. 22 min. 39 sec. to the left and run along said Road a distance of 57.62 feet; thence turn an angle of 3 deg. 03 min. 02 sec. to the left and run a distance of 244.56 feet; thence turn an angle of 86 deg. 11 min. 24 sec. to the right and run a distance of 98.50 feet; thence turn an angle of 8 deg. 34 min. 22 sec. to the right and run a distance of 186.46 feet; thence turn an angle of 4 deg. 55 min. 31 sec. to the right and run a distance of 127.09 feet; thence turn an angle of 14 deg. 44 min. 13 sec. to the right and run a distance of 97.49 feet to the point of beginning thence turn left and run in a Southeasterly direction along the Northeast line of the Henry Partridge lot a distance of 135 feet, more or less, to the Coosa River; thence run in a Northeasterly direction along the Coosa River a distance of 97.49 feet to a point; thence turn left and run in a Northwesterly direction a distance of 135 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 04/15/2022 09:14:34 AM
 \$69.00 PAYGE
 20220415000155880

Allen S. Boyd

Real Estate Sales Validation Form

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

Grantor's Name Sylvia D. Alexander
 Mailing Address 3670 Hwy 109
Columbiaville, AL
35051

Property Address 801 Glaze Rd
Vincent, AL
35178

Date of Sale 4/14/22
 Total Purchase Price \$ _____
 or
 Actual Value \$ _____
 or
 Assessor's Market Value \$ 41,000.00

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 4/14/22

Print William J. Wallace

Unattested

(verified by)

Sign William J. Wallace
 (Grantor/Grantee/Owner/Agent) circle one