

20220419000159800
04/19/2022 09:55:07 AM
CORDEED 1/3

This instrument is being re-recorded
to correct the legal description

20220414000154860
04/14/2022 02:18:13 PM
DEEDS 1/3

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTEE.

This instrument was prepared by:
Mike T. Atchison
Attorney At Law, Inc.
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Sandra Merrell
626 Highway 302
Shelby AL 35143

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THIRTY TWO THOUSAND DOLLARS AND ZERO CENTS (\$132,000.00), and other good and valuable considerations to the undersigned grantor, in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Sandra Merrell, a single woman* (herein referred to as *Grantors*), grant, bargain, sell and convey unto, *Shane Merrell, Lance Merrell and Jubal Merrell* (herein referred to as *Grantee*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

Grantor herein reserves a life estate in and to the following described property.

See Exhibit "A" - Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2022.
2. Easements, restrictions, rights of way, and permits of record
3. Grantor herein is the surviving grantee in Real Book 323, Page 452. The other grantee Lynn Davis Merrell, having died on 23 July 2020.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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.

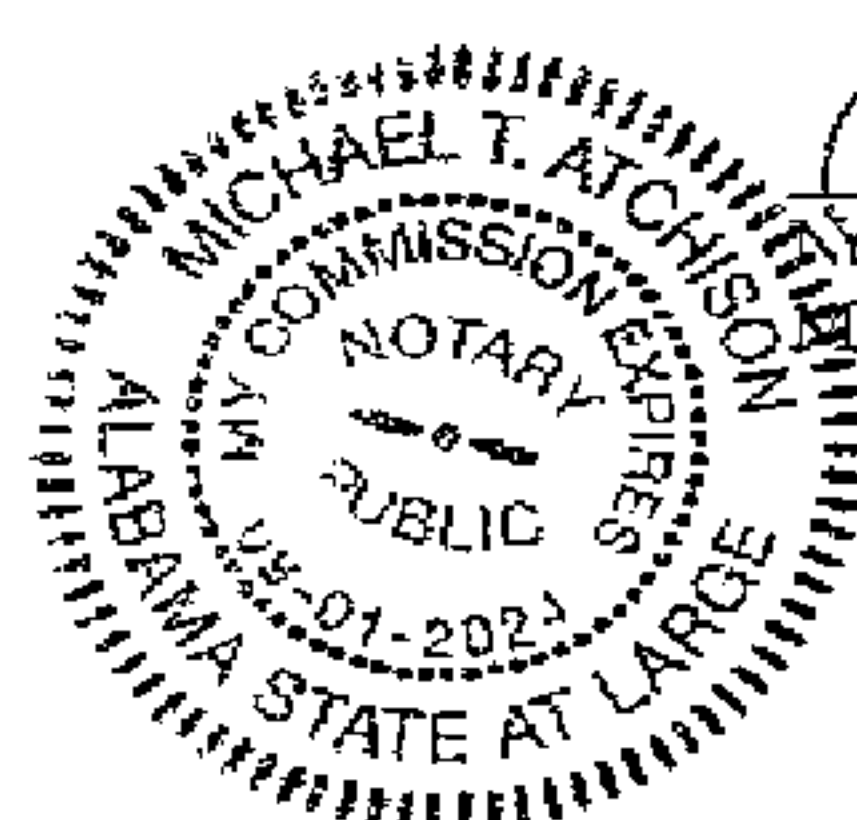
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of April 2022.

Sandra Merrell
Sandra Merrell

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that *Sandra Merrell*, whose name is signed to the foregoing conveyance, and who is 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 13th day of April 2022



Michael T. Atchison
Notary Public
My Commission Expires

EXHIBIT A
Legal Description

Parcel 1

A part of Block 6 according to Safford's Survey of the Town of Shelby, Alabama, recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said Block 6 and run Easterly along the North line of 8th Avenue for 165 feet; thence turn of angle of 85 deg. 26 min. left and run 165 feet; thence turn an angle of 94 deg. 34 min. left and run 165 feet; thence turn an angle of 85 deg 26 min. left and run 165 feet along 1st Street to the point of beginning, said lands lying and being situated in the Town of Shelby, Shelby County, Alabama.

1 2

Parcel 2

Begin at the NE corner of Block 6 according to Safford's Survey of the Town of Shelby, Alabama, recorded in the Probate Office of Columbiana; thence West along the South boundary line of Parker Avenue 420 feet to a point of beginning; thence South parallel to Third Street 342.7 feet to North boundary line of Eighth Avenue; thence West along North boundary line of Eighth Avenue 379 feet to East boundary line of First Street, thence North along East boundary line of First Street 374.7 feet to South boundary line of Parker Avenue; thence East along South boundary line of Parker Avenue 351.0 feet to point of beginning, said lands being in Shelby County, Alabama.

LESS AND EXCEPT the following property:

A part of Block 6 according to Safford's Survey of the Town of Shelby, Alabama, recorded in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said Block 6 and run Easterly along the North line of 8th Avenue for 165 feet; thence turn an angle of 85 deg. and 26 min. left and run 165 feet; thence turn an angle of 94 deg. and 34 min. left and run 165 feet; thence turn an angle of 85 deg. and 26 min. left and run 165 feet along 1st Street to the point of beginning, said lands lying and being situated in the Town of Shelby, Shelby County, Alabama, and containing 0.6 (6/10) of an acre, more or less.

20220414000154860 04/14/2022 02:18:13 PM DEEDS 3/3



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/14/2022 02:18:13 PM
\$161.00 CHERKY
20220414000154860

Alli 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 Sandra Merrell Grantee's Name Shane Merrell
Mailing Address 626 Hwy 302 Mailing Address 594 Ave
Shelby AL 35143 Shelby AL 35143

Property Address _____ Date of Sale 13 Apr 2017
626 Hwy 302 Total Purchase Price \$ _____
Shelby AL 35143 or
Actual Value \$ _____
or
Assessor's Market Value \$ 132,000

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 Parent's Life Estate
☐ 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 Sandra M. Merrell

Unattested _____

Sign Sandra M. Merrell

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/19/2022 09:55:07 AM
\$31.00 JOANN
20220419000159800

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Alli S. Byrd

