

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-22-28174

Send Tax Notice To: Daniel Spence
Christine Spence
11960 Hwy 61
Wilsonville, AL 35186

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 Eighty Four Thousand Dollars and No Cents (\$184,000.00)**, 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, **Michael A. Wilson**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel Spence and Christine Spence**, (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 taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

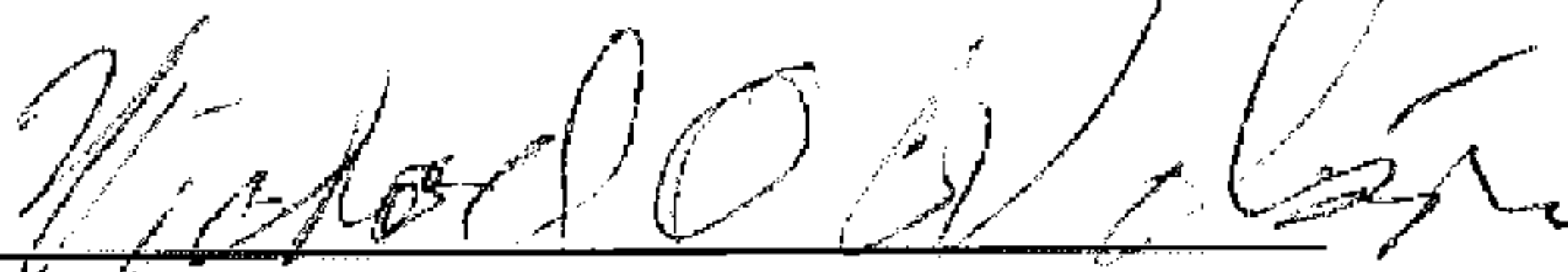
No part of the homestead of the Grantor herein or his spouse, if any.

\$100,000.00 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 18th day of April, 2022.

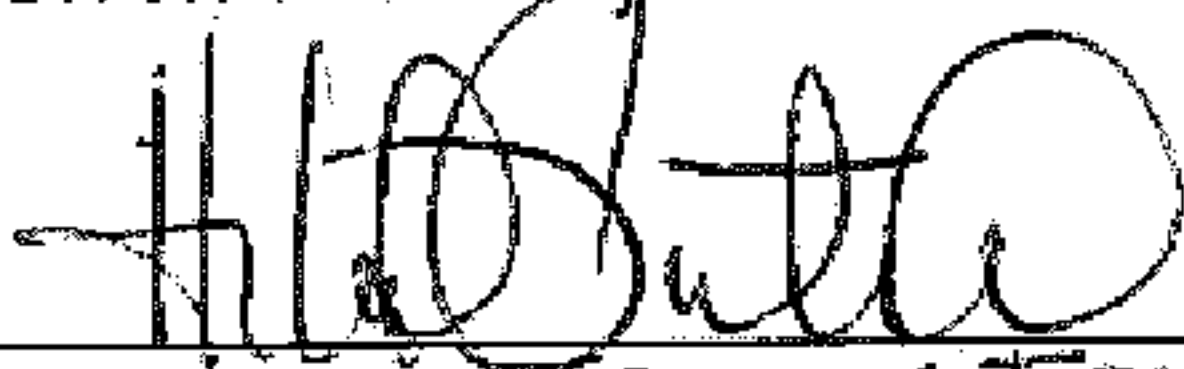

Michael A. Wilson

State of Texas

County of Williamson

I, Hetal Patel, a Notary Public in and for the said County in said State, hereby certify that Michael A. Wilson, 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 15 day of April, 2022.


Notary Public, State of Texas

My Commission Expires: 11.27.2022

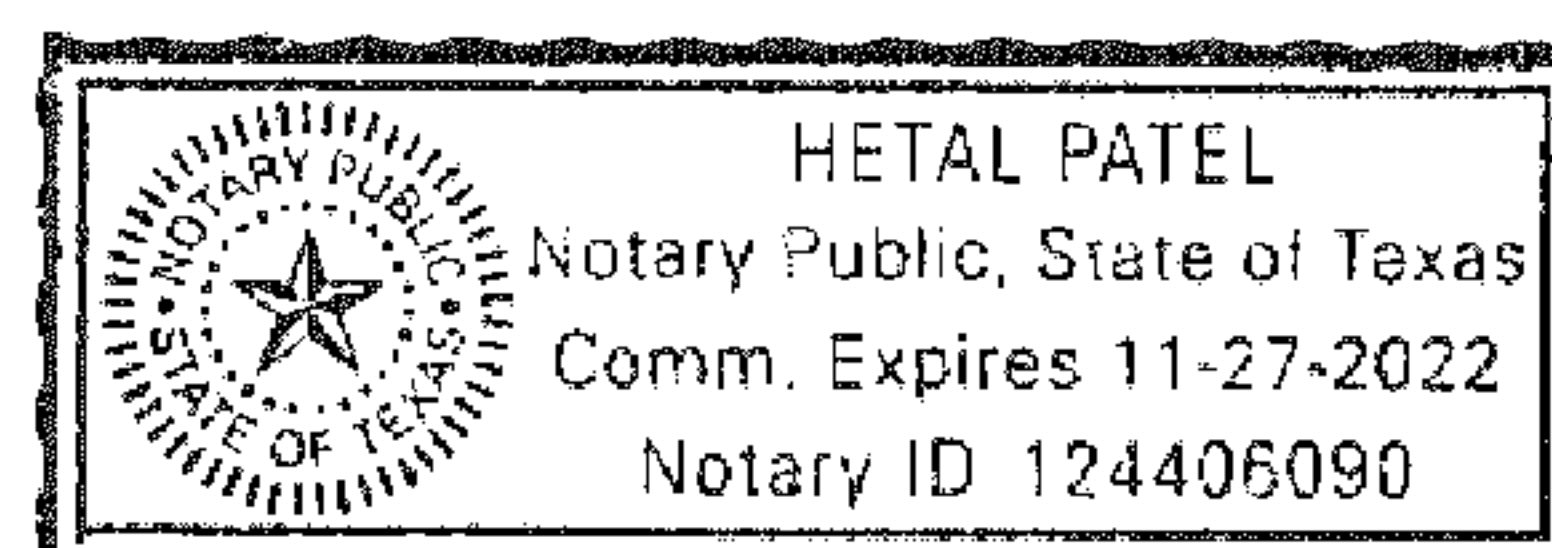


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1 - A Parcel of land situated in the SE 1/4 of the SE 1/4 of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the SE Corner of Section 25, Township 20 South, Range 1 East, Shelby County, Alabama; thence S86°51'51"W a distance of 373.85' to the POINT OF BEGINNING; thence continue S86°51'51"W a distance of 869.47' to the Northeasterly R.O.W. line of Shelby County Highway 61; thence N57°12'15"W and along said R.O.W. line a distance of 81.65'; thence N01°41'55"W and leaving said R.O.W. line a distance of 1273.90'; thence N87°07'49"E a distance of 1179.67' to the Westerly R.O.W. line of Southern Electric Generating Company Railroad; thence S01°44'37"E and along said R.O.W. line a distance of 799.50' to a curve to the left, having a radius of 3014.93', subtended by a chord bearing S02°44'45"E, and a chord distance of 105.24'; thence along the arc of said curve and along said R.O.W. line for a distance of 105.25' to a compound curve to the left, having a radius of 1582.69', subtended by a chord bearing S09°26'35"E, and a chord distance of 265.68'; thence along the arc of said curve and along said R.O.W. line for a distance of 266.00'; thence S87°02'35"W and leaving said R.O.W. line a distance of 278.40'; thence S00°33'44"E a distance of 148.37' to the POINT OF BEGINNING.

PARCEL 2 - A Parcel of land situated in the NE 1/4 of the NE 1/4 of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NE Corner of Section 36, Township 20 South, Range 1 East, Shelby County, Alabama; thence S86°51'51"W a distance of 373.85' to the POINT OF BEGINNING; thence continue S86°51'51"W a distance of 869.47' to the Northeasterly R.O.W. line of Shelby County Highway 61; thence S57°12'15"E and along said R.O.W. line a distance of 256.59' to a curve to the right, having a radius of 1476.07', subtended by a chord bearing S49°35'16"E, and a chord distance of 410.30'; thence along the arc of said curve and along said R.O.W. line for a distance of 411.63'; thence N87°02'35"E and leaving said R.O.W. line a distance of 180.51'; thence N38°09'02"E a distance of 262.47'; thence N00°33'44"W a distance of 236.83' to the POINT OF BEGINNING.

SUBJECT 10 a 30' Easement, as recorded in Instrument #20140430000128300, in the Office of the Judge of Probate of Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #12784, dated November 18, 2021.

Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name	Michael A. Wilson	Grantee's Name	Daniel Spence Christine Spence
Mailing Address	1022 Peyton Place Cedar Park, TX 78613	Mailing Address	11960 Hwy 61 Wilsonville, AL 35186
Property Address	11190 Highway 61 Wilsonville, AL 35186	Date of Sale	April 18, 2022
		Total Purchase Price	\$184,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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
☐ 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 14, 2022

Print Michael A. Wilson

Unattested

Sign *Michael A. Wilson*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/22/2022 12:24:41 PM
\$112.00 JOANN
20220422000166060

Allen S. Bayl

Form RT-1