

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
725 West Street
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Arthur Essix and Brenda Essix
Po Box 199
Shannon, AL 35142

STATE OF ALABAMA) WARRANTY DEED: JOINT TENANCY
COUNTY OF SHELBY) WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Love and affection (\$7,000.00)* and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Catherine Grant Kent (an unmarried woman)**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Arthur Essix and Brenda Essix (husband and wife)**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

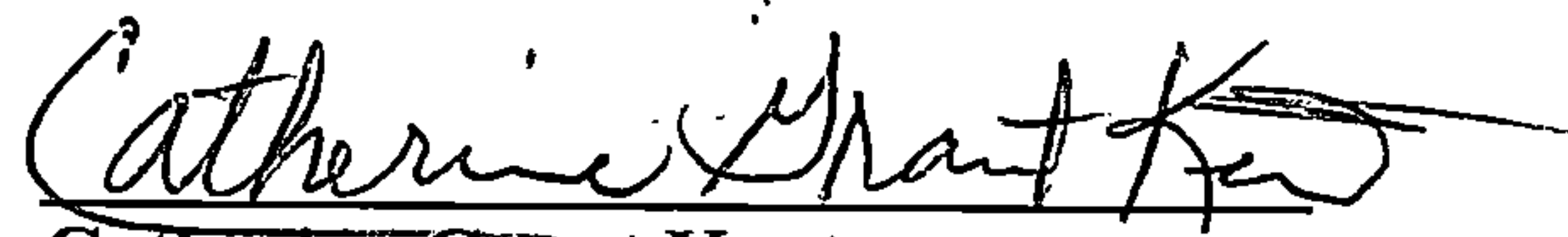
ANY AND ALL PORTIONS OF THE FOLLOWING LEGAL WHICH LIE S OR SW OF HIGHWAY 204: COM SE COR SE ¼ SEC 19 T22S R 3W W 925 TO BEG CONT W 360 N 3 35 NE 170 NLY 425 S 362.7 W125 SLY 350 SLY TO POB LESS ROW CO RD #204 DIM 400X250.

- This property does not constitute the homestead of the Grantor or of his spouse.
- Subject to existing easements, restrictions, set back lines, rights of way, limitations if any of record.
- This instrument was prepared without benefit of title search.

TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 27th day of April, 2022.


Catherine Grant Kent

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

Shelby County, AL 05/04/2022
State of Alabama
Deed Tax: \$7.00

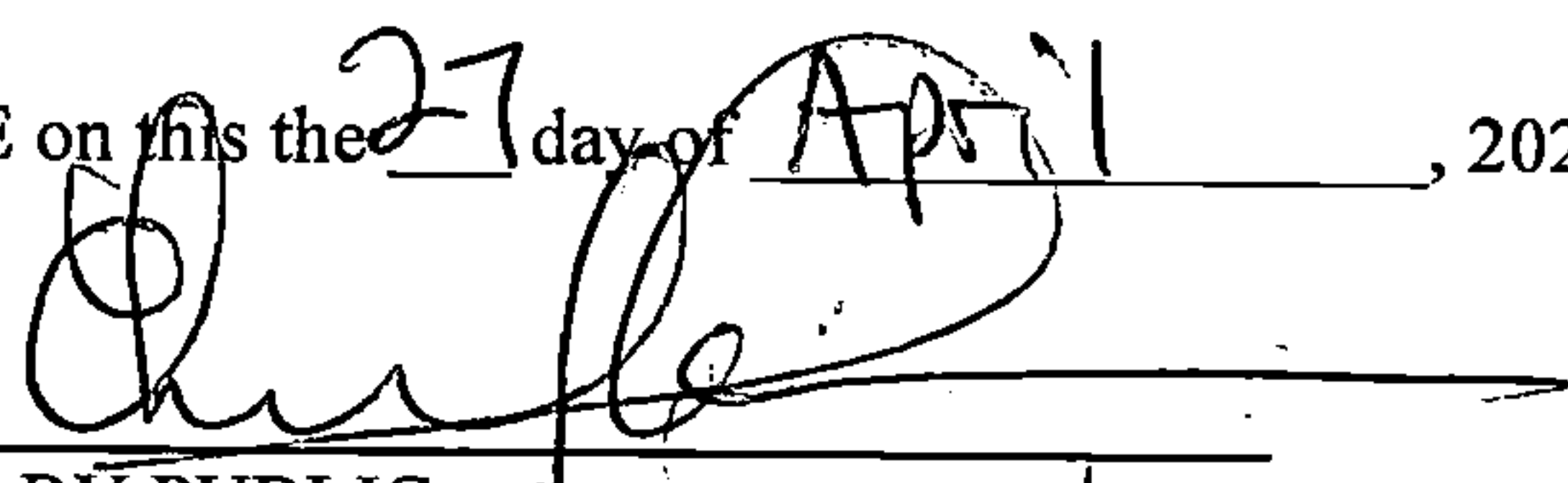
I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that **Catherine Grant Kent**, whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, he executed the same voluntarily on the day the same bears date.

* No cash transfer occurred - value is based on assessor's office as required by Office of Recording.



20220504000182590 2/3 \$35.00
Shelby Cnty Judge of Probate, AL
05/04/2022 11:04:57 AM FILED/CERT

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27 day of April, 2022.


NOTARY PUBLIC

My Commission Expires: 05/01/2024

CHRIS SMITHERMAN
NOTARY PUBLIC, ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES MAY. 01, 2024

Real Estate Sales Validation Form

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

Grantor's Name Catherine Grant Kent
Mailing Address 100 Collins St. Apt 412
Columbiana, AL 35051

Grantee's Name Arthur Essix 2nd
Mailing Address Brenda Essix
P.O. Box 199
Shannon, AL 35142

Property Address Acres

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 7000

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 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 Arthur Essix

Sign Arthur Essix

(Grantor/Grantee/Owner/Agent) circle one

Unattested



20220504000182590 3/3 \$35.00
Shelby Cnty Judge of Probate, AL
05/04/2022 11:04:57 AM FILED/CERT

Form RT-1