


Send Tax Notice to:
Mr. and Mrs. Lawrence M. Perryman
Mr. and Mrs. Lawrence Michael Perryman
91 Summer Hill Drive
Columbiana, Alabama 35051


20220506000186050 1/4 \$101.00
Shelby Cnty Judge of Probate, AL
05/06/2022 09:21:02 AM FILED/CERT

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
113 North Main Street
P.O. Box 587
Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of love and affection, and One and 00/100 Dollar (\$1.00) and other good and valuable consideration, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, **LAWRENCE M. PERRYMAN** and wife, **LINDA M. PERRYMAN** (herein referred to as Grantors), do grant, bargain, sell and convey unto **LAWRENCE MICHAEL PERRYMAN** and wife, **GINA F. PERRYMAN** (herein referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

From the SW corner of the SE 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West run northerly along the west line of said quarter-quarter 17.45 feet to an iron pin, on the north right of way line of State Highway Number 25; thence easterly along the north right of way line of State Highway Number 25 289.28 feet to an iron pin, the point of beginning of the herein described tract; thence northerly along the line of Hodges property on the west deflecting 79 deg. 40 min. 0 sec. left 316.17 feet to an iron pin; thence easterly along the line of Hodges property on the north deflecting 87 deg. 57 min. 39 sec. right 142.70 feet to an iron pin; thence southerly along the line of Payne R. Matthews property on the east deflecting 92 deg. 2 min. 21 sec. right 285.30 feet to an iron pin, a corner to Payne R. Matthews on the east, and State Highway Number 25 on the south; thence westerly along the north right of way line of State Highway Number 25 deflecting 79 deg. 40 min. 0 sec. right 144.64 feet to an iron pin, the point of beginning, containing 1 acre by survey.

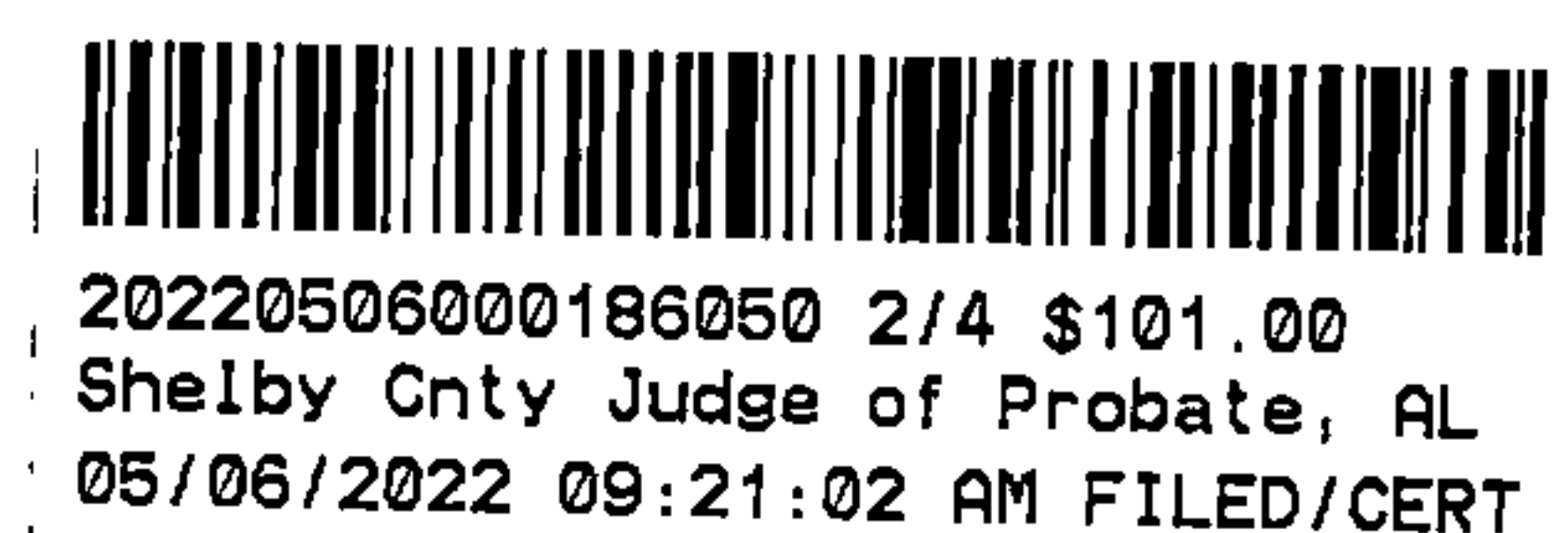
From the SE corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West run northerly along the east line of said quarter-quarter 17.45 feet to an iron pin on the north right of way line of State Highway Number 25, the point of beginning of the herein described tract; thence continuing northerly along the east line of the SW 1/4 of the SE 1/4 along the line of R. Dawson property on the west 213.55 feet to an iron pin; thence westerly along the line of R. Dawson property on the south deflecting 92 deg. 4 min. 2 sec. left 667.46 feet to an iron pin; thence northerly along the line of Frank Salamone property on the west deflecting 92 deg. 3 min. 45 sec. right 330.0 feet to an iron pin; thence easterly along the line of Frank Salamone property on the north deflecting 87 deg. 56 min.

Shelby County, AL 05/06/2022
State of Alabama
Deed Tax: \$68.00

right 667.48 feet to an iron pin; thence northerly along the line of Frank Salamone property on the west deflecting 87 deg. 55 min. 59 sec. left 104.99 feet to an iron pin; thence easterly along the line of Frank Salamone property on the north deflecting 87 deg. 57 min. 46 sec. 427.49 feet to an iron pin; thence southerly along the line of Payne R. Matthews property on the east deflecting 92 deg. 2 min. 31 sec. right 290.58 feet to an iron pin; thence westerly along the line of Hodges property on the south deflecting 87 deg. 57 min. 39 sec. right 142.70 feet to an iron pin; thence southerly along the line of Hodges property on the west deflecting 87 deg. 57 min. 29 sec. left 316.17 feet to an iron pin; a corner to Hodges on the west, and State Highway Number 25 on the south; thence westerly along the north right of way line of State Highway Number 25 deflecting 79 deg. 40 min. 0 sec. right 289.28 feet to an iron pin, the point of beginning, containing 10.11 acres by survey, less and except the following described parcel:

From the SE corner of the SW 1/4 of the SE 1/4 of Section 32, Township 21 South, Range 1 West run northerly along the east line of said quarter-quarter 17.45 feet to an iron pin on the north right of way line of State Highway Number 25, the point of beginning of the herein described tract; thence continuing northerly along the east line of the SW 1/4 of the SE 1/4 213.55 feet to an iron pin; thence westerly along the line of R. Dawson property on the south deflecting 92 deg. 4 min. 2 sec. left 347.36 feet to an iron pin; thence northerly along the line of Hodges property on the west deflecting 92 deg. 4 min. 2 sec. right 35.0 feet to an iron pin; thence easterly along the line of Hodges property on the north deflecting 87 deg. 55 min. 58 sec. right 480.25 feet to an iron pin; thence southerly along the line of Hodges property on the east deflecting 92 deg. 4 min. 2 sec. right 229.15 feet to an iron pin, a corner to Hodges on the east, and State Highway Number 25 on the south; thence westerly along the north right of way line of State Highway Number 25 deflecting 79 deg. 40 sec. 17 min. right 135.0 feet to an iron pin, the point of beginning, containing 1 acre by survey.

All according to survey of Reese E. Mallette, Jr.



Less and except a one-half interest in and to minerals and mining rights in and to the said property, and subject to easements and right of way of record.

SUBJECT TO A LIFE INTEREST OR LIFE ESTATE RESERVED BY THE GRANTORS.

Grantee Lawrence Michael Perryman is the son of the Grantors, Lawrence M. Perryman and wife, Linda M. Perryman, and Grantee Gina F. Perryman is the daughter-in-law of the Grantors.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever, subject to a life interest or life estate reserved by the Grantors; 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, subject to a life interest or life estate reserved by the Grantors.

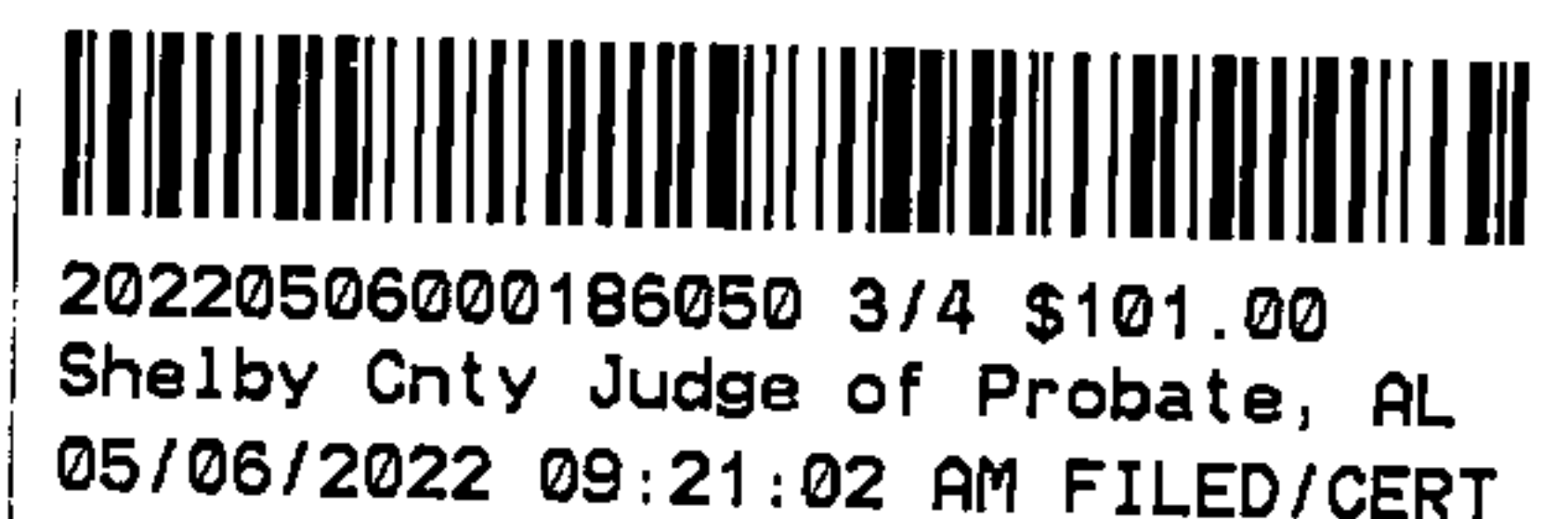
And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6 day of May, 2022.

Lawrence M. Perryman
Lawrence M. Perryman

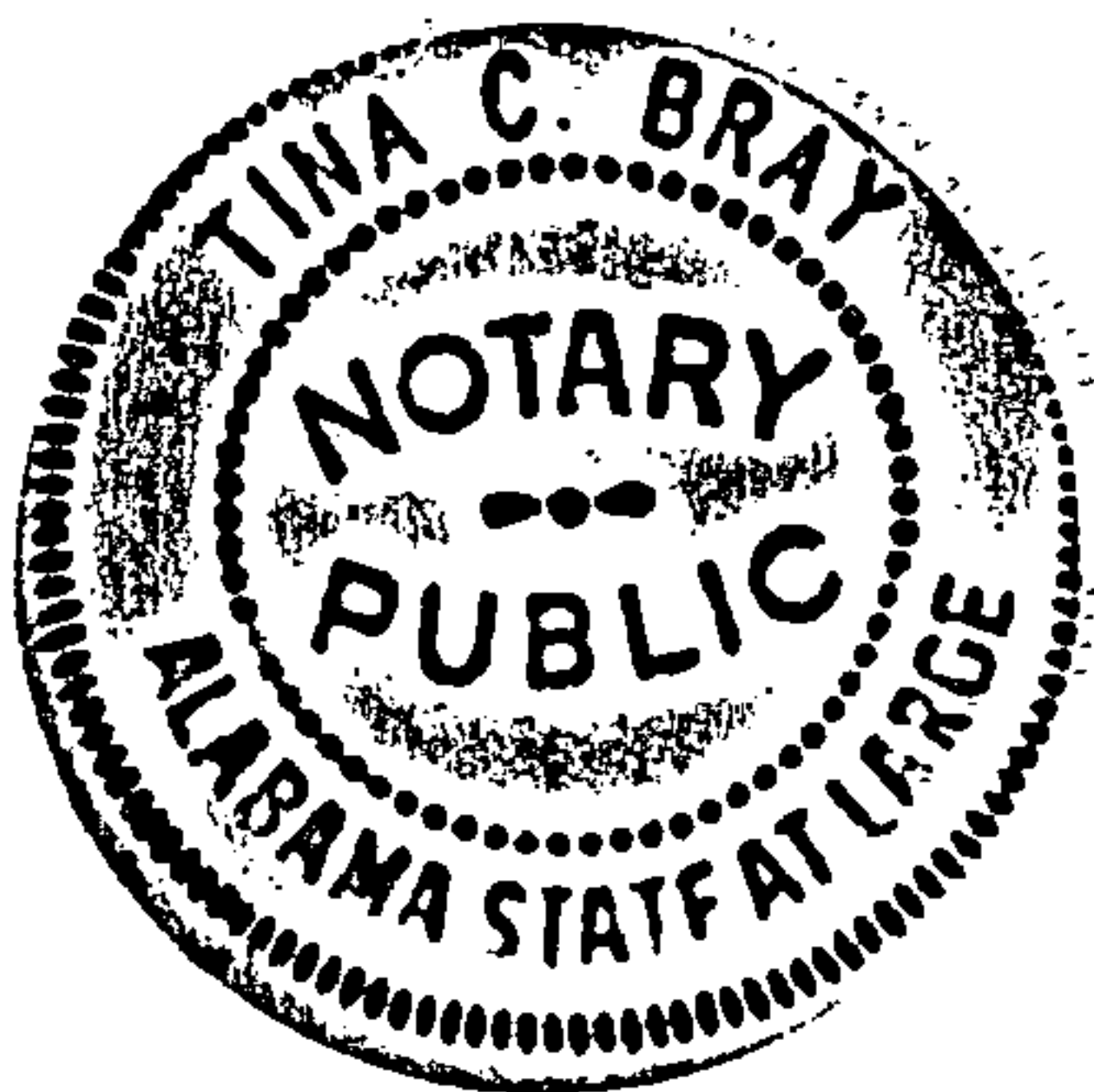
Linda M. Perryman
Linda M. Perryman

STATE OF ALABAMA)
SHELBY COUNTY)



I, the undersigned, a notary public in and for said County, in said State, hereby certify that Lawrence M. Perryman and wife, Linda M. Perryman, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of May, 2021.



Tina C. Bray
Notary Public

My Commission Expires: 8-6-2023

Real Estate Sales Validation Form

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

Grantor's Name Lawrence M. & Linda M. Perryman
Mailing Address 91 Summerhill Drive
Columbiana, Alabama 35051

Grantee's Name Larence Michael & Gina Perryman
Mailing Address 71 Summerhill Drive
Columbiana, Alabama 35051

Property Address 91 Summerhill Drive
Columbiana, Alabama 35051

Date of Sale 5/6/2022
Total Purchase Price \$ _____



20220506000186050 4/4 \$101.00
Shelby Cnty Judge of Probate, AL
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or
Actual Value \$ _____

or
Assessor's Market Value \$ 135,360.00 x 1/2 = 167,680.00

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)

- | | |
|--|---|
| <input type="checkbox"/> Bill of Sale | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Closing Statement | Property Tax Commissioner Assessment |

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 5-8-2022

Print Lawrence M. Perryman

☐ Unattested

Tril Brag
(verified by)

Sign

Lawrence M. Perryman

(Grantor/Grantee/Owner/Agent) circle one