

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Tim Overton
5310 Dunnavant Valley Cove
Birmingham, AL 35242

GENERAL WARRANTY DEED

20220518000202970
05/18/2022 11:02:05 AM
DEEDS 1/4

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Three Hundred Sixty-Five Thousand And No/100 Dollars (\$365,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt whereof is acknowledged, I/we, Jesse R. Perry, an unmarried person and Kendal Overton, an unmarried person, (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Tim Overton, a married person (hereinafter grantee, whether one or more), all of my/our right, title and interest in the following described real estate, situated in **Shelby County, Alabama**:

A parcel of land situated in Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama, more particularly described as:

Commencing at the SE Corner of the SE 1/4 of NW 1/4 of Section 10, thence North along the East line of said SE 1/4 of NW 1/4 a distance of 410.84 feet to a point; thence deflecting left 90 degrees 04 minutes for a distance of 776.34 feet to the Point of Beginning; thence from the Point of Beginning deflecting right 90 degrees 00 minutes for a distance of 271.75 feet to a Point; thence deflecting left 87 degrees 48 minutes for a distance of 320.9 feet to a Point; thence deflecting left 90 degrees 00 minutes for a distance of 270.85 feet to a Point; thence deflecting left 83 degrees 19 minutes for a distance of 85.58 feet to a Point; thence deflecting left 08 degrees 53 minutes for a distance of 235.81 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive 60-foot easement for ingress and egress being more particularly described as follows: An easement situated in the SE 1/4 of NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama; commencing at the SE corner of the SE 1/4 of the NW 1/4 of Section 10; thence North along the East line of SE 1/4 of the NW 1/4 a distance of 410.84 feet to a point; thence deflecting left 90 degrees 04 minutes a distance of 1012.15 feet to a point; thence deflecting right 08 degrees 53 minutes a distance of 630.00 feet to the point of beginning. Said point of beginning centerline of Old Dunnavant Road; from point of beginning deflecting 180 degrees 00 minutes a distance of 106.8 feet to a point; thence deflecting left 29 degrees 52 minutes a distance of 199.30 feet to a point; thence deflecting right 12 degrees 45 minutes a distance of 75.30 feet to a point; thence deflecting left 26 degrees 58 minutes a distance of 207.900 feet to a point; thence deflecting right 37 degrees 24 minutes a distance of 572.5 feet to a point, said point being the end of the south line of said 60-foot easement.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

Kendal Overton is one and the same as Kendal O. Perry, who acquired title under that certain Warranty Deed recorded in instrument number 20200410000141410 on 4/10/2020 in the office of the Judge of Probate of Shelby County, Alabama.

Subject to a third party mortgage in the amount of \$280,000.00 executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said grantee, and grantee's heirs and assigns, forever. And grantor does for the grantor and for the grantor's heirs, executors, and administrators covenant with the said grantee, and grantee's heirs and assigns, that the grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that grantor has good right to sell and convey the same as aforesaid; that grantor will and grantor's heirs, executors and administrators shall warrant and defend the same to the said grantee, and grantee's heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 13 day of May, 2022.

Jesse R. Perry

Jesse R. Perry

STATE OF ~~ALABAMA~~ Florida
COUNTY OF ~~JEFFERSON~~ Palm Beach

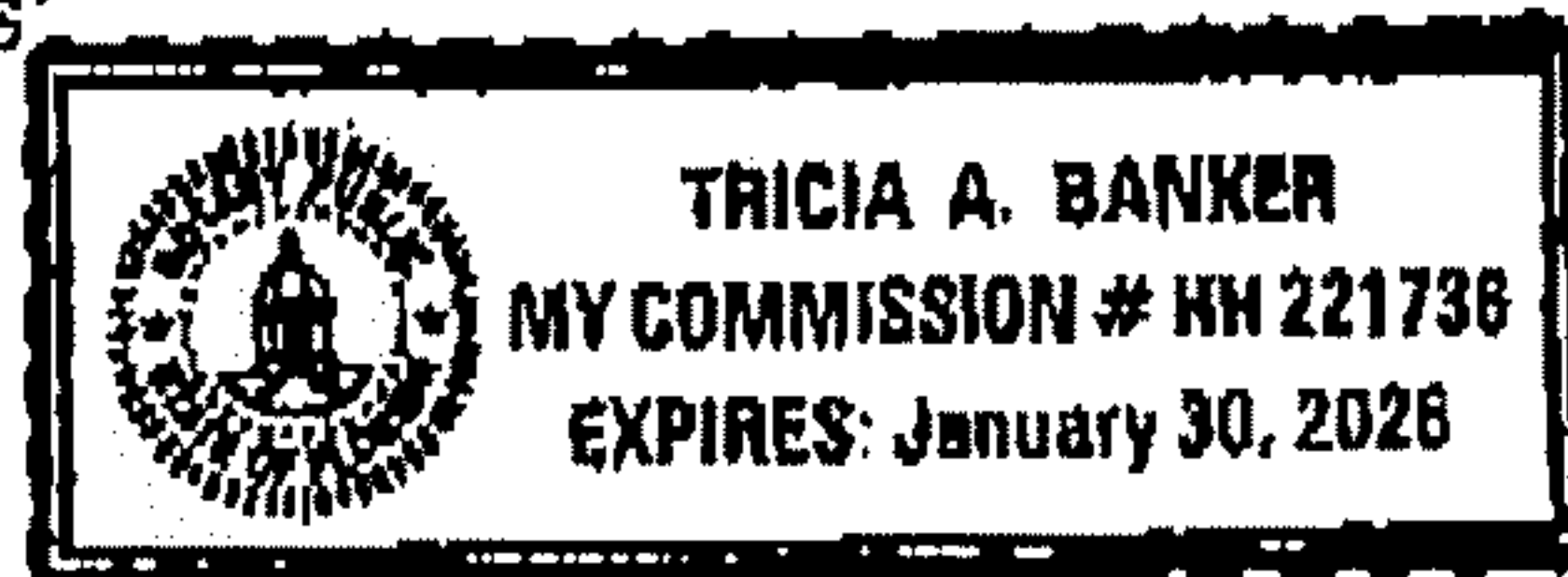
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jesse R. Perry whose name(s) is(are) signed to the foregoing conveyance, and who is(are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal on this 13 day of May, 2022.

Tricia A. Banker

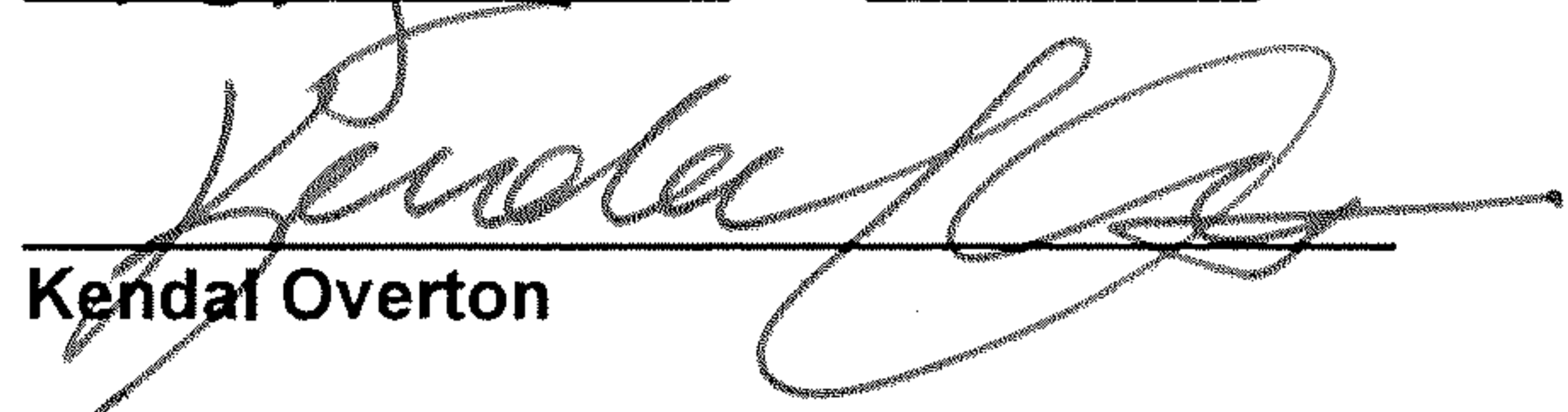
Notary Public

My commission expires:



IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 13 day of

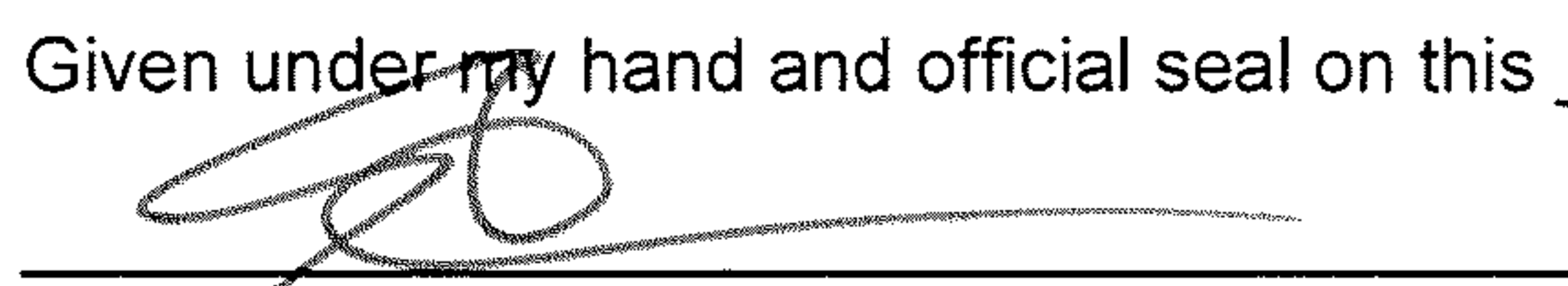
May, 20 22.


Kendal Overton

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kendal Overton 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 on this 13 day of May, 20 22.


Notary Public

My commission expires: 6-7-22



Real Estate Sales Validation Form

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

Grantor's Name	Jesse R. Perry and Kendal Overton	Grantee's Name	Timothy W. Overton
Mailing Address	5310 Dunnavant Valley Cove Birmingham, AL 35242	Mailing Address	5310 Dunnavant Valley Cove Birmingham, AL 35242
Property Address	5310 Dunnavant Valley Cove Birmingham, AL 35242	Date of Sale	May 13, 2022
		Total Purchase Price	\$365,000.00
		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
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

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 - Jesse R. Perry and Kendal Overton, 5310 Dunnavant Valley Cove, Birmingham, AL 35242.

Grantee's name and mailing address - Timothy W. Overton, 5310 Dunnavant Valley Cove, Birmingham, AL 35242.

Property address - 5310 Dunnavant Valley Cove, Birmingham, AL 35242

Date of Sale - May 13, 2022.

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: May 13, 2022

Sign _____

Agent



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/18/2022 11:02:05 AM
\$104.00 JOANN
20220518000202970

Allen S. Bayl