

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

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

WARRANTY DEED

STATE OF ALABAMA

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten And No/100 Dollars (\$10.00) paid by the grantee herein, the receipt of which is hereby 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 and Kendal Overton (hereinafter Grantees), as joint tenants with rights of survivorship, 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 the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, more particularly described as:

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 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 1012.15 feet to a Point; thence deflecting right 08 degrees 53 minutes for a distance of 85.58 feet to the Point of Beginning. Thence from the Point of Beginning deflection right 83 degrees 19 minutes for a distance of 270.85 feet to a Point; thence deflecting left 127 degrees 24 minutes for a distance of 207.9 feet to a Point; thence deflecting right 26 degrees 58 minutes for a distance of 75.3 feet to a Point; thence deflecting to the left 12 degrees 45 minutes for a distance of 199.3 feet to a Point; thence deflecting left 150 degrees 08 minutes for a distance of 437.62 feet to the Point of Beginning.

ALSO A non-exclusive 60 foot easement for ingress and egress shown above, the South line of said 60 foot easement 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 Dunnivant 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.

Situated in Shelby County, Alabama.

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

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

Kendal Overton
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, 2022

Notary Public

My commission expires: 6-7-22



TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy 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.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a 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 Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

20220518000203090 05/18/2022 12:11:02 PM DEEDS 3/4

IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 13 day of May, 20 22.

Jesse R. Perry
Jesse R. Perry

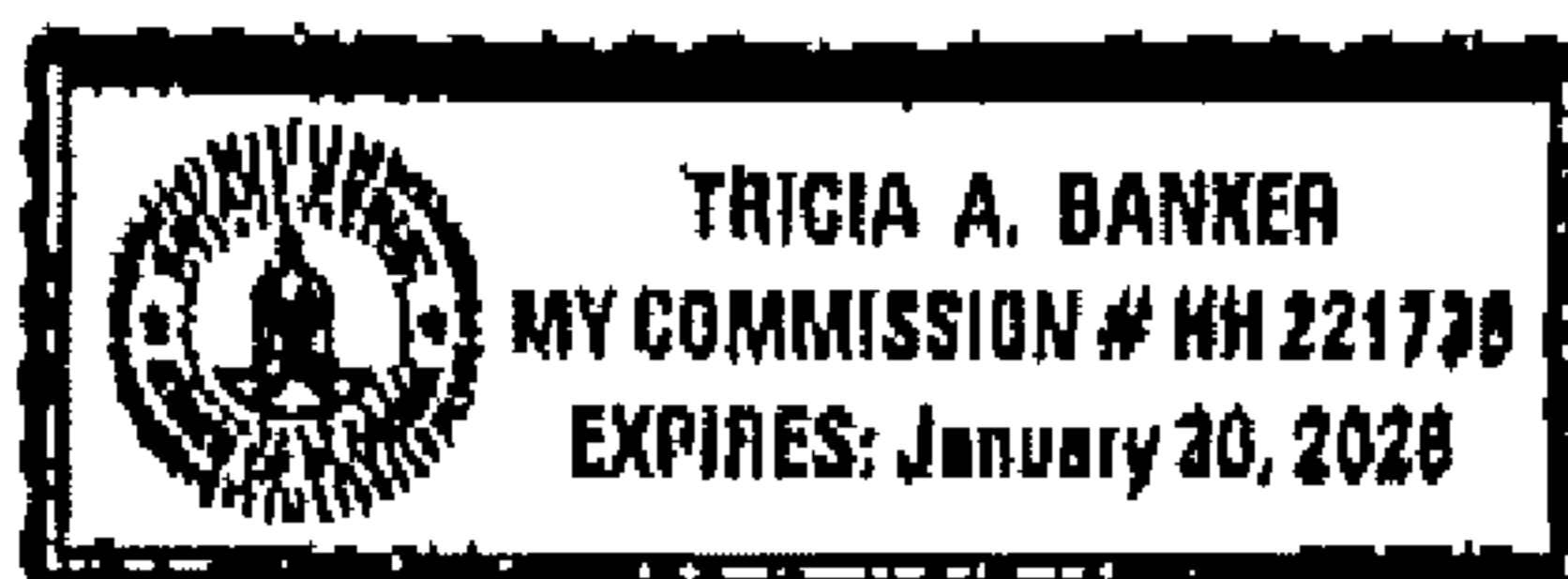
STATE OF ~~ALABAMA~~ FLORIDA
COUNTY OF ~~JEFFERSON~~ PALM BEACH

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, 20 22.

Tricia A. Banker
Notary Public

My commission expires:



Real Estate Sales Validation Form

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

20220518000203090 05/18/2022 12:11:02 PM DEEDS 4/4

Grantor's Name Jesse R. Perry and Kendal Overton Grantee's Name Tim Overton and Kendal Overton

Mailing Address 5310 Dunnivant Valley Cove
Birmingham, AL 35242

Mailing Address 5310 Dunnivant Valley Cove
Birmingham, AL 35242

Property Address 5310 Dunnivant Valley Cove
Birmingham, AL 35242

Date of Sale May 13, 2022

Total Purchase Price \$

or

Actual Value \$25,000

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

Grantee's name and mailing address - Tim Overton and Kendal Overton, 5310 Dunnivant Valley Cove,
Birmingham, AL 35242.

Property address - 5310 Dunnivant 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.

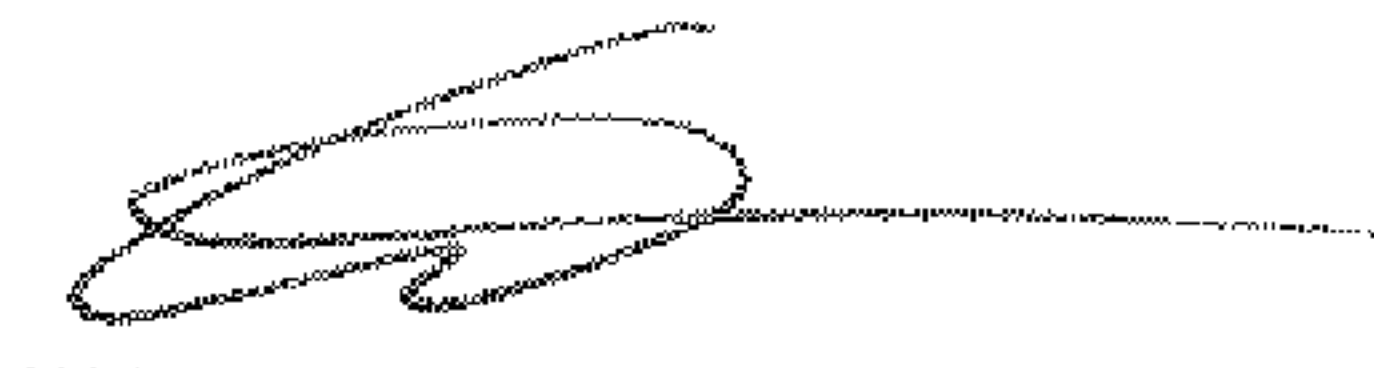
Actual Value - if the property is not being sold, the true value of the property, both real and personal, being
conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed
appraiser or the assessor's current market value.

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).

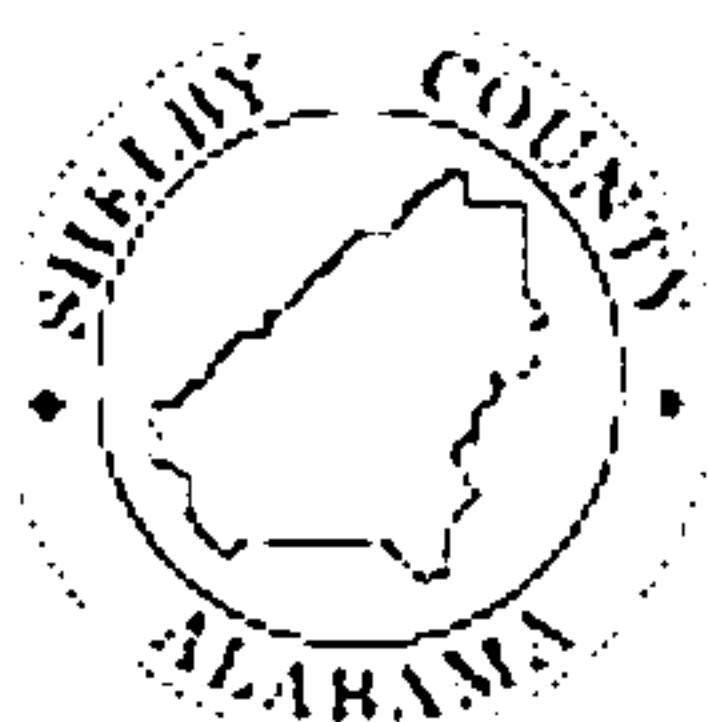
I attest, to the best of my knowledge and belief that the information contained in this document is true and
accurate. I further understand that any false statements claimed on this form may result in the imposition of the
penalty indicated in Code of Alabama 1975 & 40-22-1 (h).

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 12:11:02 PM

\$56.00 CHERRY

20220518000203090

Allen S. Bayl