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05/23/2022 03:31:53 PM  
DEEDS 1/4

Document Prepared By:  
Shannon R. Crull, P. C.  
3009 Firefighter Lane  
Birmingham, Alabama 35209

Send Tax Notice To:  
Joshua & Paige Lammons  
*Joshua Lammons*  
*Paige Lammons*  
35040

**GENERAL WARRANTY DEED**  
**With Right of Survivorship**

STATE OF ALABAMA }  
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS:

THAT IN CONSIDERATION OF **Three Hundred Twenty-Five Thousand Dollars and NO/100 (\$325,000.00)** to the undersigned grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Tracy M. Bush and Wanda T. Bush, husband and wife**, (herein referred to as Grantors), grant, sell, bargain and convey unto, **Joshua Lammons and Paige Lammons** (herein referred to as Grantees whether one or more), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate, situated in **SHELBY** County, Alabama to wit:

**A tract of land lying in the NE ¼ of Section 18, Township 22 South, Range 1 West, being more particularly described as follows: Commence at the NE corner of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 0 degrees 51 minutes 37 seconds East along the easterly line of Lot of Bush Family Subdivision as recorded in Map Book 25, Page 45 in the Office of the Judge of Probate in Shelby County, Alabama for a distance of 80.01 feet to the SE corner of said Lot 1; thence continue along the last described course for a distance of 400.05 feet; thence South 89 degrees 08 minutes 11 seconds West for a distance of 264.95 feet to the POINT OF BEGINNING; thence continue along the last described course for a distance of 210.00 feet; thence South 0 degrees 51 minutes 49 seconds East for a distance of 210.00 feet; thence North 89 degrees 08 minutes 11 seconds East for a distance of 210.00 feet; thence North 0 degrees 51 minutes 49 seconds West for a distance of 210.00 feet to the POINT OF BEGINNING.**

**50 foot Ingress, Egress and Utility Easement described as follows:**

**Commence at the NE corner of Section 18, Township 22 South, Range 1 West, Shelby County, Alabama; thence South 0 degrees 51 minutes 37 seconds East along the easterly line of Lot of Bush Family Subdivision as recorded in Map Book 25, Page 45 in the Office of the Judge of Probate in Shelby County, Alabama for a distance of 80.01 feet to the SE corner of said lot 1; thence continue along the last described course for a distance of 400.05 feet; thence South 89 degrees 08 minutes 11 seconds West for a distance of 264.95 feet; thence continue along the last described course for a distance of 33.15 feet to the POINT OF BEGINNING of the centerline of a 50' ingress, egress and utility easement lying 25.00 feet either side of and parallel to described centerline; thence North 5 degrees 56 minutes 40 seconds East along said centerline for a distance of 109.83 feet; thence North 8 degrees 51 minutes 29 seconds West along said centerline for a distance of 186.85 feet; thence North 26 degrees 07 minutes 19 seconds West along said centerline for a distance of 88.83 feet; thence North 48 degrees 15 minutes 46 seconds West along said centerline for a distance of**

150.35 feet; thence North 25 degrees 52 minutes 01 seconds West along said centerline for a distance of 117.42 feet to the end of said easement and the centerline of a 50' ingress, egress, utility and drainage easement as recorded in Map Book 25, Page 45, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except any easements and/or rights of way that may be found in public records.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

\$260,000.00 of the above consideration was secured by and through a purchase money mortgage closed herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves, and our heirs, executors and administrators covenant with the said Grantee(s), 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 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, the undersigned GRANTORS have hereunto set their hands and seals, this 20<sup>th</sup> day of May, 2022.

  
\_\_\_\_\_

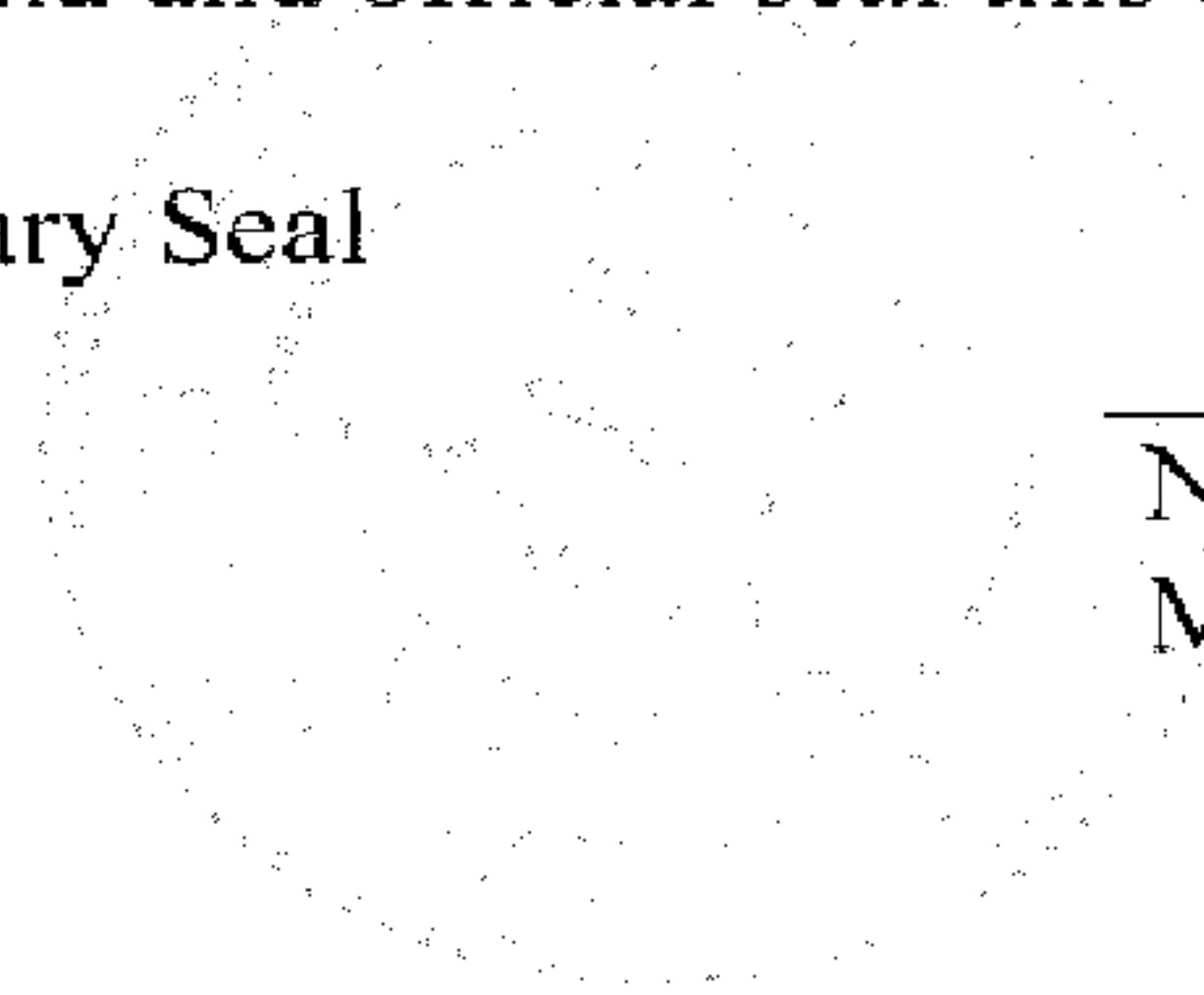
Tracy M. Bush

STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Tracy M. Bush** 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of May, 2022.

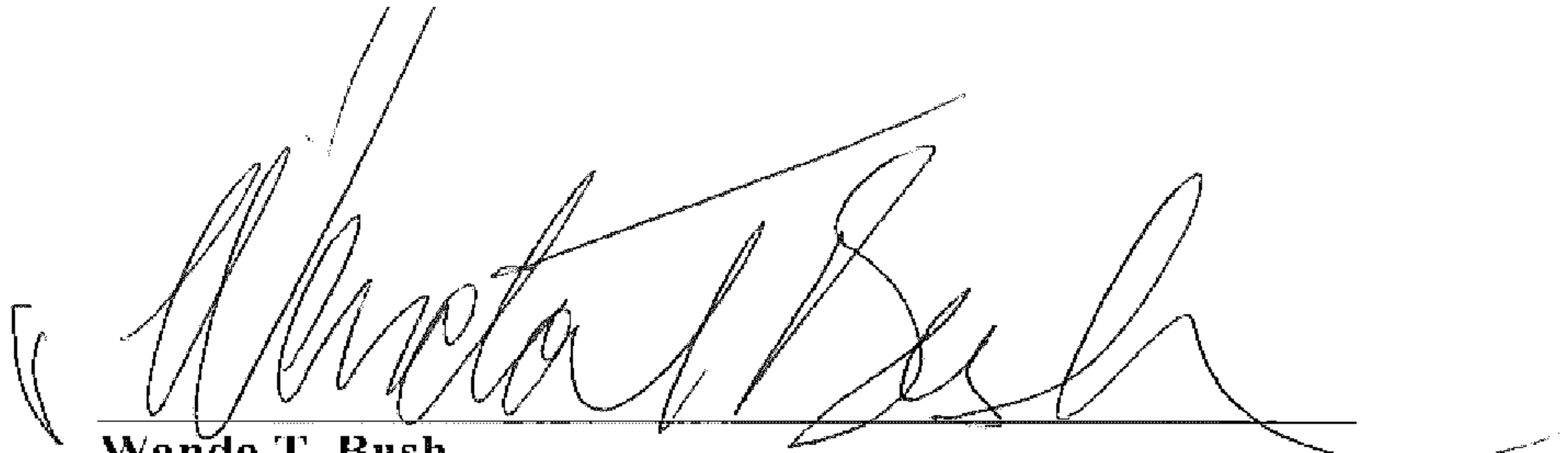
Notary Seal



Notary Public

My commission expires:

6-22-2025

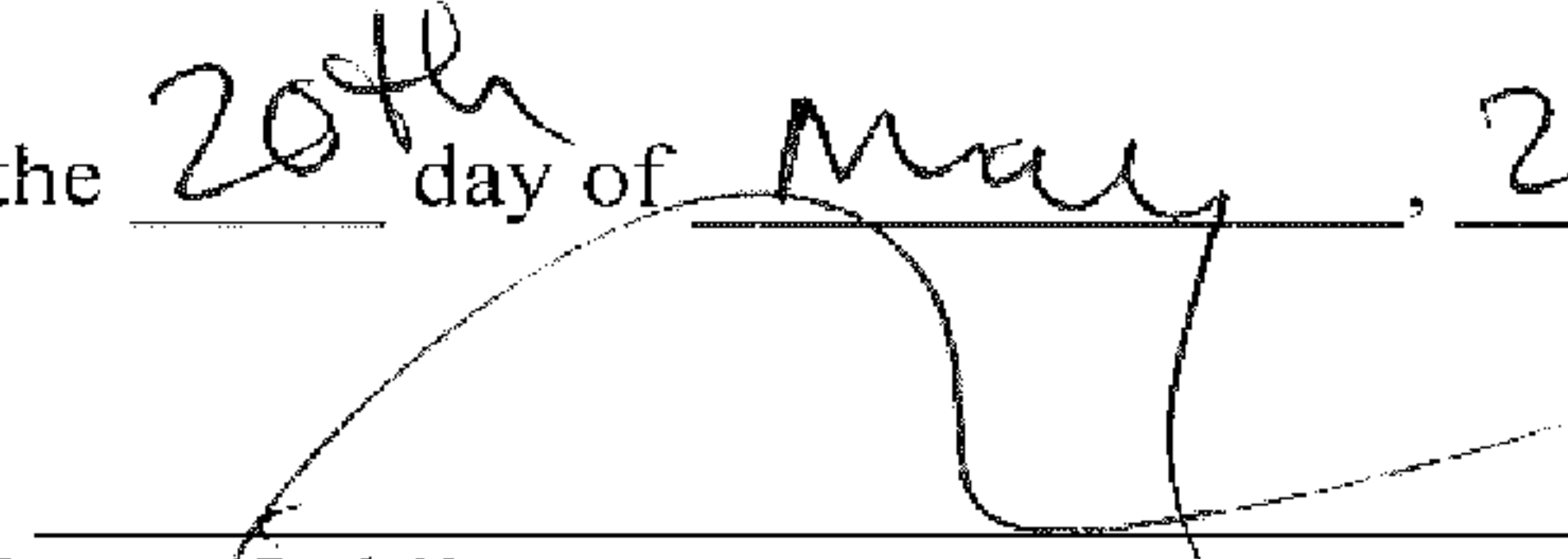
  
Wanda T. Bush

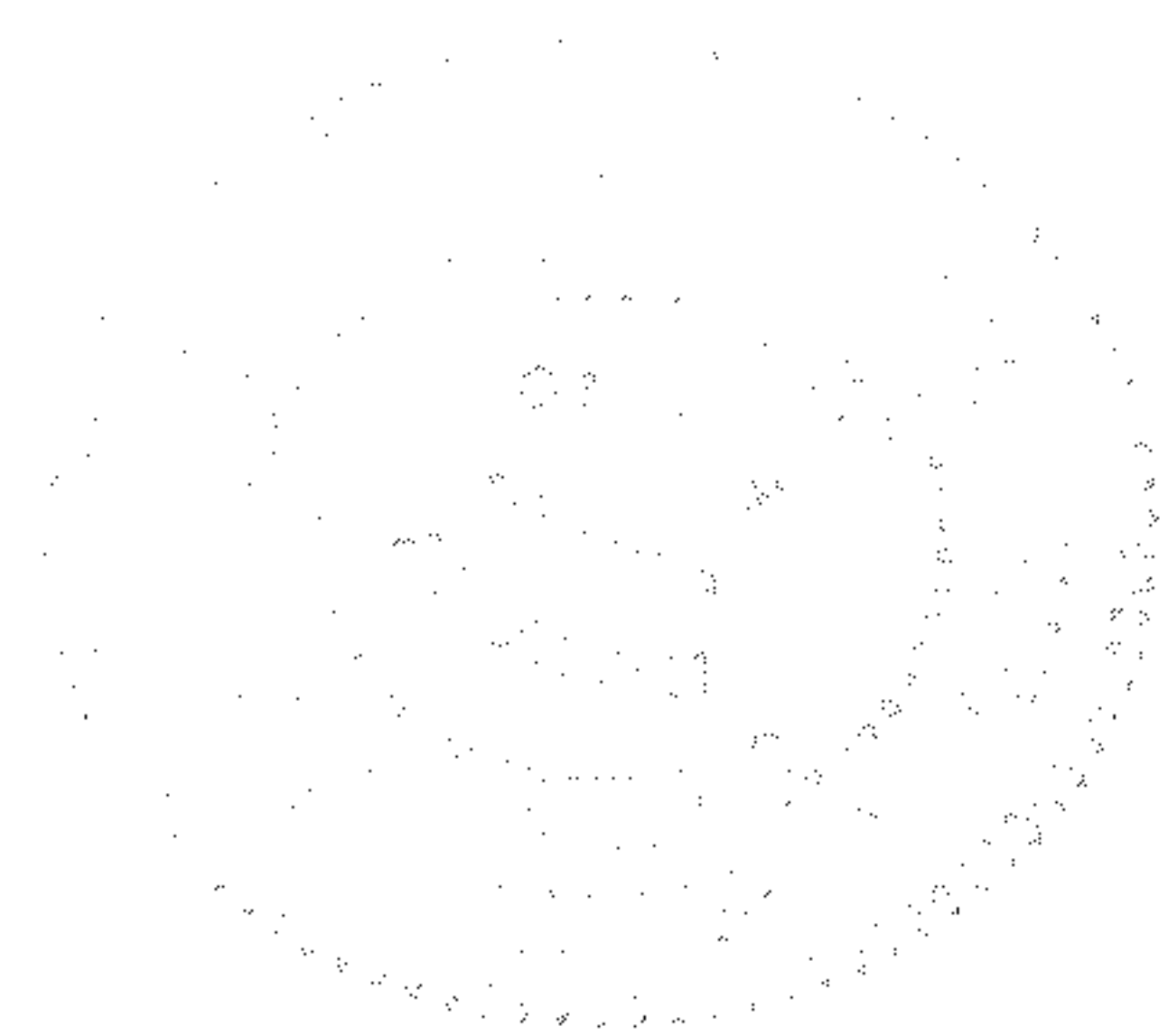
STATE OF Al  
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that **Wanda T. Bush** 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 conveyance, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 20<sup>th</sup> day of May, 2022.

Notary Seal

  
Notary Public  
My commission expires: 6.22.2025



**Real Estate Sales Validation Form**

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

Grantor's Name	Tracy M. Bush	Grantee's Name	Joshua Lammons
	Wanda T. Bush		Paige Lammons
Mailing Address	1149 Old Hwy 25 W Columbiana AL	Mailing Address	108 Poplar Loop Calera AL 35040
Property Address	35051	Date of Sale	May 20th, 2022
108 Poplar Loop, Calera, AL 35040-5264		Total Purchase Price	\$325,000.00
		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)

- |  |                                    |
|--|------------------------------------|
| <input type="checkbox"/> Bill of Sale      | <input type="checkbox"/> Appraisal |
| <input type="checkbox"/> Sales Contract    | <input type="checkbox"/> Other     |
| <input type="checkbox"/> 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.

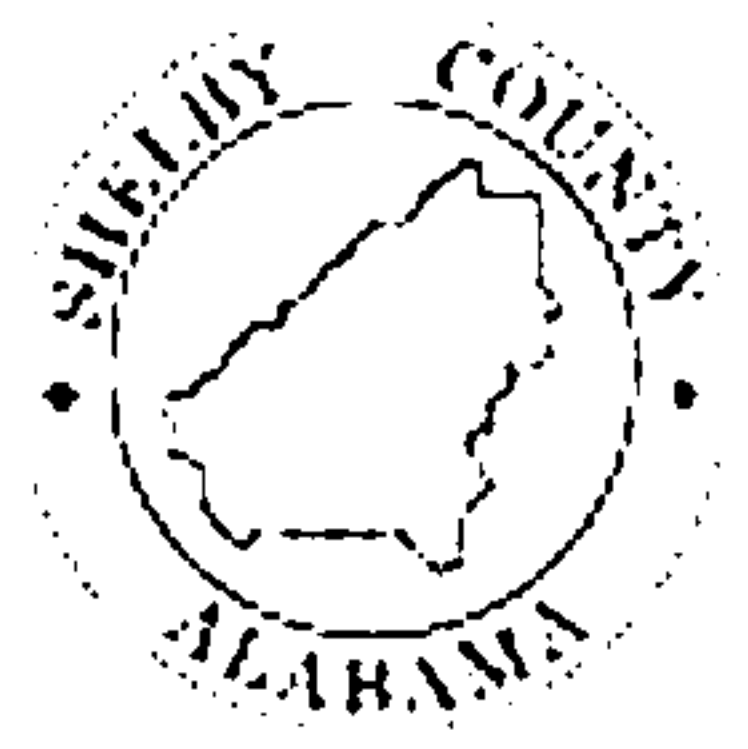
If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be 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 5/20/22

Print Jeff Morris

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one



**Filed and Recorded**  
**Official Public Records**  
**Judge of Probate, Shelby County Alabama, County**  
**Clerk**  
**Shelby County, AL**  
**05/23/2022 03:31:53 PM**  
**\$96.00 JOANN**  
**20220523000208800**

*Alle S. Bayl*