

This Instrument was Prepared by:

Send Tax Notice To: Wesley Duckett  
Jessica Duckett

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: S-22-28276

4965 Sussex Rd S.  
Birmingham, AL 35242

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama } Know All Men by These Presents:  
County of Shelby

That in consideration of the sum of **Two Hundred Thirteen Thousand Seven Hundred Fifty Dollars and No Cents (\$213,750.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Cynthia Hylton -Murer**, a married woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto, **Wesley Duckett and Jessica Duckett** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

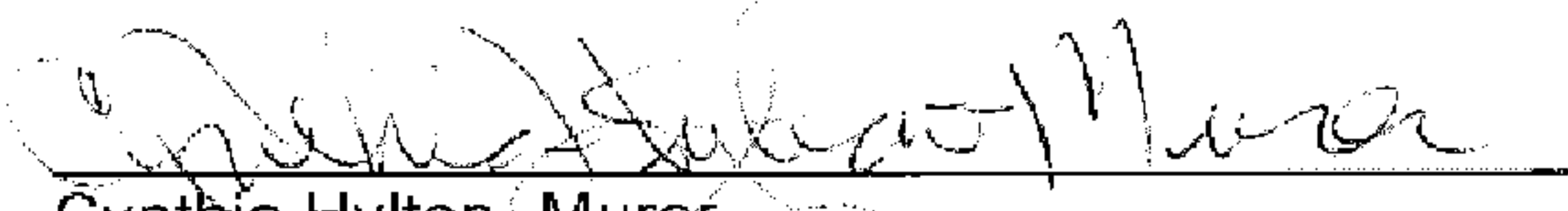
Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$160,312.50 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (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 person.

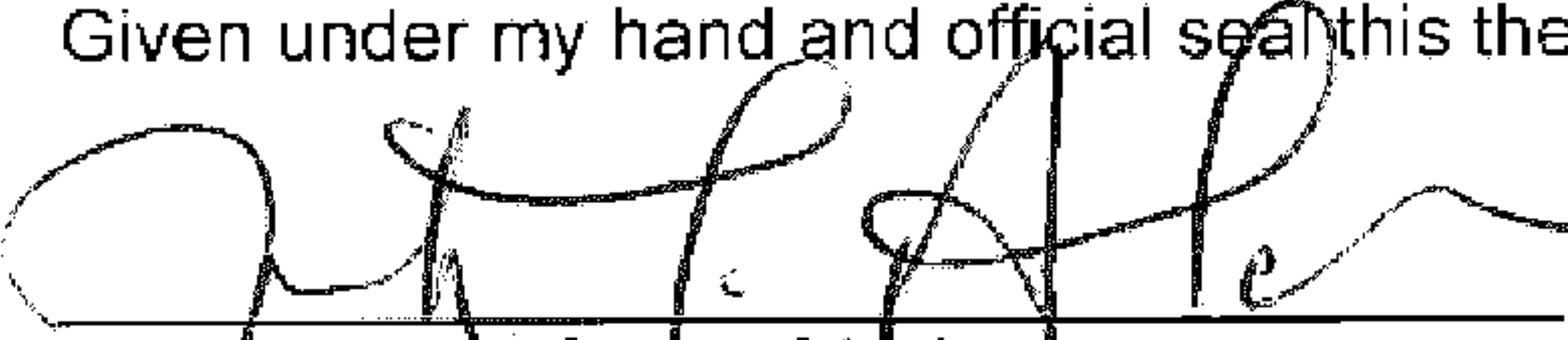
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 2nd day of June, 2022.

  
Cynthia Hylton -Murer

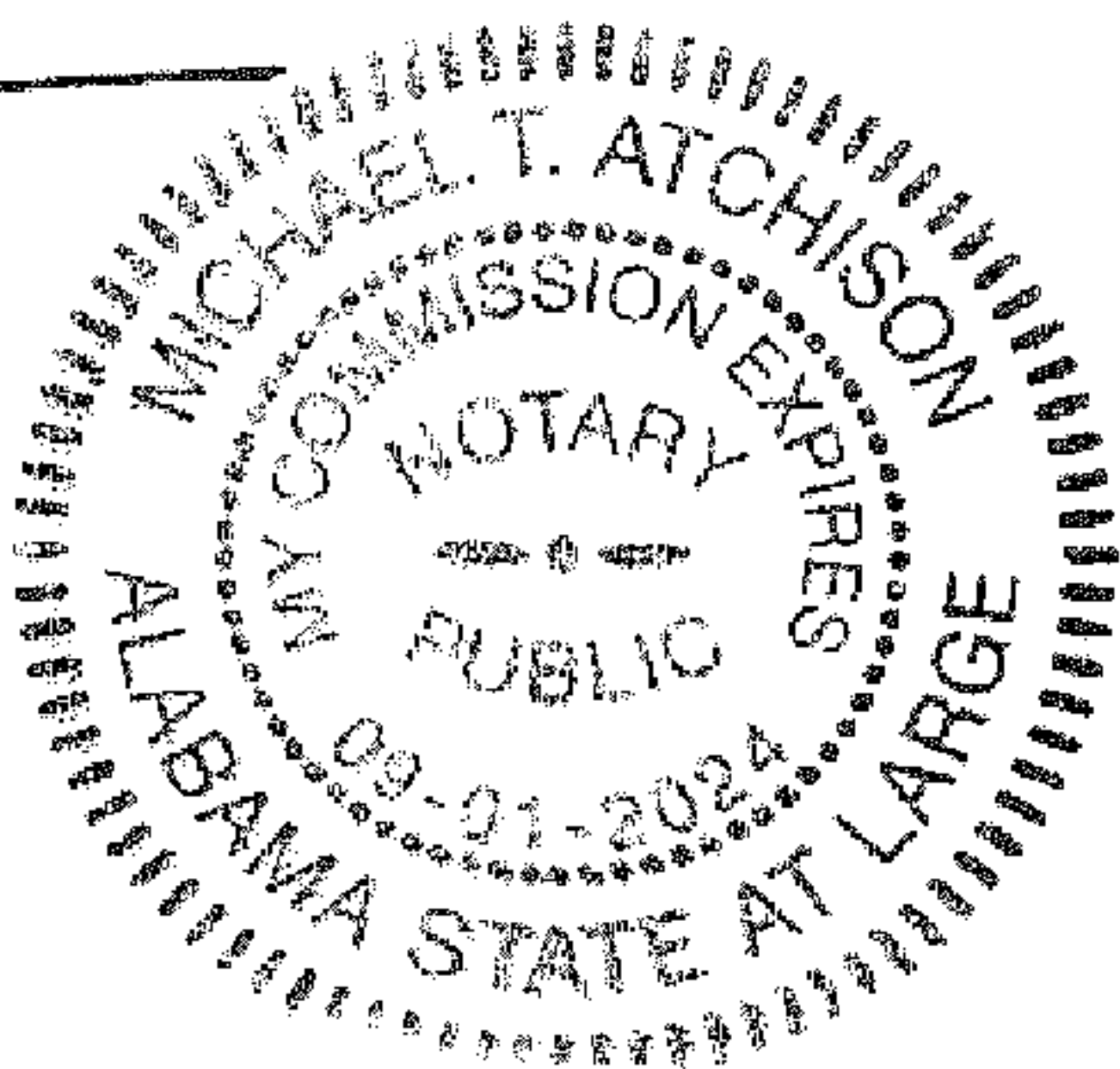
State of Alabama  
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Cynthia Hylton -Murer, 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 this the 2nd day of June, 2022.

  
Notary Public, State of Alabama

My Commission Expires: 9-1-24



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL 1**

Commence at the NW Corner of the NW 1/4 of the SW 1/4 of Section 2, Township 21 South, Range 1 East, Shelby County, Alabama; thence S00°28'00"E for a distance of 500.00' to the POINT OF BEGINNING; thence continue S00°28'00"E for a distance of 1138.34'; thence N89°27'31"E for a distance of 1650.18' to the Westerly R.O.W. line of Hylton Road; thence N68°35'05"W and along said R.O.W. line for a distance of 73.46' to a curve to the right, having a radius of 165.00', and subtended by a chord bearing of N42°22'20"W, and a chord distance of 145.76'; thence along the arc of said curve and along said R.O.W. line for a distance of 150.97'; thence N16°09'35"W and along said R.O.W. line for a distance of 22.71' to a curve to the left, having a radius of 165.00', and subtended by a chord bearing of N34°11'36"W, and a chord distance of 102.16'; thence along the arc of said curve and along said R.O.W. line for a distance of 103.87'; thence N52°13'38"W and along said R.O.W. line for a distance of 89.46' to a curve to the right, having a radius of 1530.00', and subtended by a chord bearing of N49°00'31"W, and a chord distance of 171.80'; thence along the arc of said curve and along said R.O.W. line for a distance of 171.89'; thence N45°47'25"W and along said R.O.W. line for a distance of 60.75' to a curve to the right, having a radius of 960.00', and subtended by a chord bearing of N42°06'28"W, and a chord distance of 123.32'; thence along the arc of said curve and along said R.O.W. line for a distance of 123.40'; thence N38°25'31"W and along said R.O.W. line for a distance of 242.92' to a curve to the left, having a radius of 295.00', and subtended by a chord bearing of N45°52'24"W, and a chord distance of 76.48'; thence along the arc of said curve and along said R.O.W. line for a distance of 76.70'; thence N53°19'17"W and along said R.O.W. line for a distance of 38.98' to a curve to the right, having a radius of 580.00', and subtended by a chord bearing of N48°14'35"W, and a chord distance of 102.68'; thence along the arc of said curve and along said R.O.W. line for a distance of 102.82'; thence N43°09'53"W and along said R.O.W. line for a distance of 125.07' to a curve to the right, having a radius of 255.00', and subtended by a chord bearing of N23°35'18"W, and a chord distance of 170.88'; thence along the arc of said curve and along said R.O.W. line for a distance of 174.25'; thence S89°46'27"W and leaving said R.O.W. line for a distance of 634.73' to the POINT OF BEGINNING.

**Real Estate Sales Validation Form***This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Cynthia Hylton -Murer

Grantee's Name Wesley Duckett  
Jessica Duckett

Mailing Address

5773 Hwy 55  
Wilsonville, AL 35186

Mailing Address

4945 Suss Rd  
Birmingham, AL 35242

Property Address

1 Hylton Road  
Wilsonville, AL 35186

Date of Sale June 02, 2022

Total Purchase Price \$213,750.00

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 - 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 of 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 June 10, 2022

Print Cynthia Hylton -Murer

Unattested

Sign

  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Filed and Recorded  
Official Public Records  
Judge of Probate, Shelby County Alabama, County  
Clerk  
Shelby County, AL  
06/10/2022 02:13:53 PM  
\$81.50 JOANN  
20220610000233110

Allison Byrd



Form RT-1