

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Lowell N. Martin & Dera B. Martin
2400 Hwy 57
Vincent, AL 35178

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

20220809000311780 1/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2022 02:13:32 PM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Three Thousand and No/00 Dollars-----(\$3,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert Malone, married, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Lowell N. Martin and Debra B. Martin (herein referred to as grantee, whether one or more)**, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2022 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

This property constitutes no part of the homestead of Grantor or his spouse.

(Description supplied by parties. No verification of title or compliance with governmental requirements has been made by preparer of deed.)

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of July, 2022.

Robert Malone
Robert Malone

STATE OF ALABAMA
COUNTY OF Shelby

Shelby County, AL 08/09/2022
State of Alabama
Deed Tax: \$3.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert Malone, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of July, 2022.

My Commission Expires: Expires 6/15/2025

Ashley Malone Borroughs
Notary Public

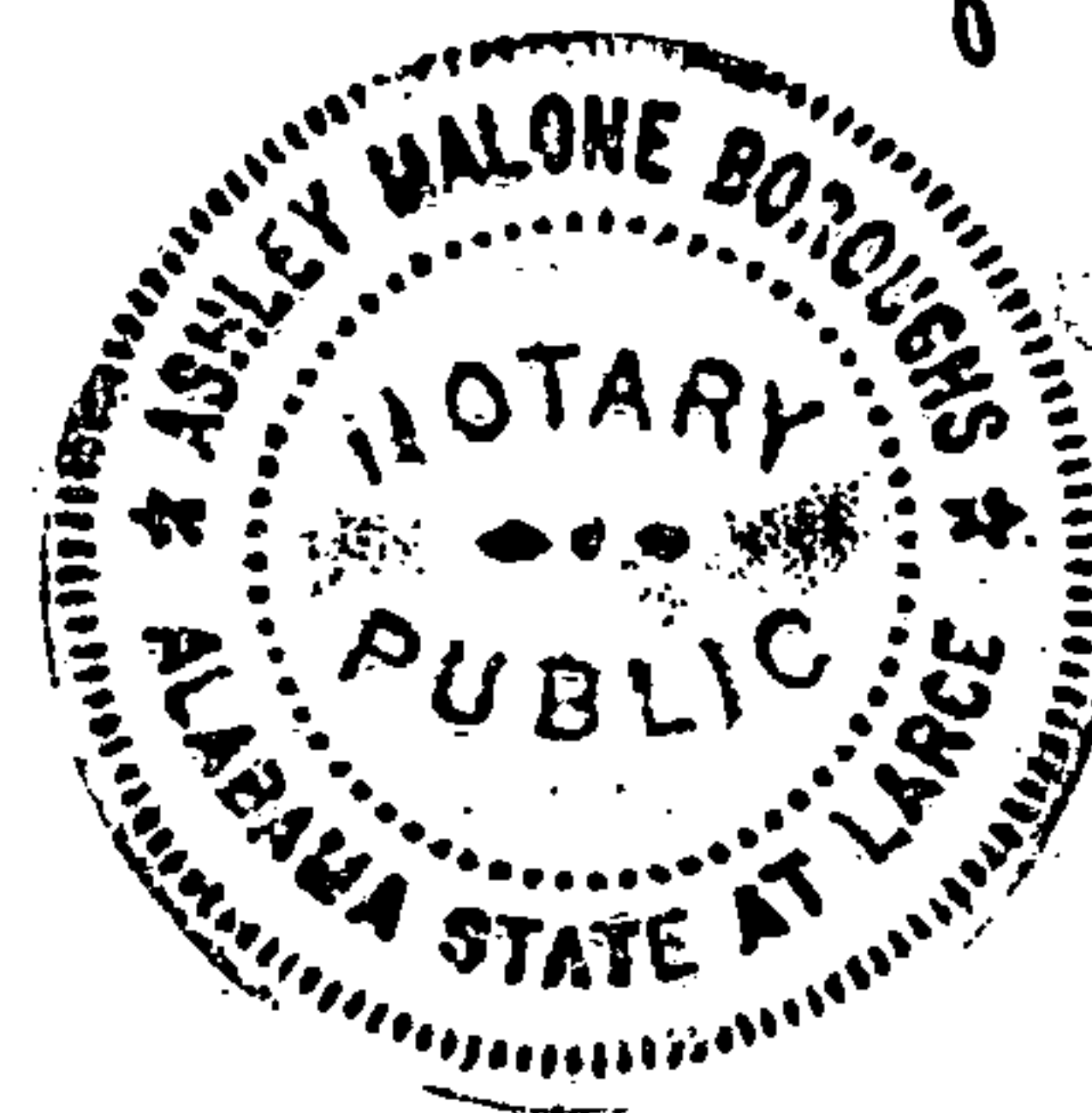


EXHIBIT "A"
LEGAL DESCRIPTION

20220809000311780 2/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2022 02:13:32 PM FILED/CERT

Commence at the SE corner of SW $\frac{1}{4}$ -SE $\frac{1}{4}$ -NW $\frac{1}{4}$ Section 23, Township 18 South Range 2 East, Shelby County, Alabama and run thence Northerly along the said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ line a distance of 438.72' to the point of beginning of the property being described, thence continue along last described course a distance of 636.63' to a point in the center-line of a branch, thence turn an angle of 77°32'54" left and run along centerline of said branch a distance of 79.29' to a point, thence turn an angle of 41°49'59" left and continue along centerline of said branch a distance of 64.85' to a point, thence turn an angle of 19°49'48" right and run along centerline of said branch a distance of 57.00' to a point, thence turn an angle of 18°17' right and continue along centerline of branch a distance of 84.88' to a point, thence turn an angle of 11°52' left and run along centerline of said branch a distance of 69.65' to a point, thence turn an angle of 29°53' left and continue along centerline of said branch a distance of 86.06' to a point on the Easterly right of way line of Shelby County Highway No. 57, thence turn an angle of 97°26'09" left to tangent and run along the Arc of a curve to the right having a central angle of 41°51'02" and a radius of 777.0', an arc distance of 567.54' to a point, thence turn an angle of 78°45'53" left from tangent and run South-westerly a distance of 235.95' to the point of beginning, containing 4.04 acres.

LESS AND EXCEPT:

Commence At The Se Corner Of The Sw $\frac{1}{4}$ Of The Se $\frac{1}{4}$ Of The Nw $\frac{1}{4}$ Of Section 23, Township 18 South, Range 2 East Shelby County Alabama; Thence Run N00°09'07" W Along The East Line Of Said $\frac{1}{4}$ - $\frac{1}{4}$ - $\frac{1}{4}$ For 516.77' To A Found Rebar Corner And The Point Of Beginning; Thence Continue Last Described Course For 556.83' To A Set Rebar In The Center Of A Branch; Thence Run Westerly Along The Centerline Of A Branch For 430' More Or Less To A Set $\frac{1}{2}$ " Rebar Situated On A Curve To The Right Having A Central Angle Of 35°02'58" And A Radius Of 777.00'; Thence Run Along The Arc Of Said Curve For 475.31' To A Set Rebar Corner; Thence Run S 77°38'58" E For 234.30' To The Point Of Beginning, Containing 3.48 Acres, More Or Less.

Rm

Real Estate Sales Validation Form

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

Grantor's Name Robert Malone
Mailing Address P O Box 288
Vincent, AL 35178

Grantee's Name Lowell N. Martin & Debra B. Martin
Mailing Address 2700 Hwy 57
Vincent, AL 3178

Property Address Parcel ID 05-6-23-0-000-006.005
Vincent, AL 3178

Date of Sale 7-27-22
Total Purchase Price \$ 3,000.00

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 - 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 7/27/22

Print Robert Malone

Sign Robert Malone

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



20220809000311780 3/3 \$31.00
Shelby Cnty Judge of Probate, AL
08/09/2022 02:13:32 PM FILED/CERT