



20220830000339120 1/3 \$104.00
 Shelby Cnty Judge of Probate, AL
 08/30/2022 11:26:09 AM FILED/CERT

Send Tax Notice To:

Joshua & Leslie Arnold
 465 Salser Lane
 Columbiana, AL 35051

This instrument was prepared by:
 Wm. Randall May
 Fulmer, May & Stuckey, LLC
 300 Cahaba Park Circle, Suite 100
 Birmingham, AL 35242

Warranty Deed, Jointly for Life with Reminder to Survivor

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
 SHELBY COUNTY)

THAT IN CONSIDERATION OF the sum of Seventy-five Thousand Eight Hundred Fifty Dollars and No Cents (\$75,850.00) and other good and valuable consideration to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, we, **LOU ANN R. GRAVES**, a widowed woman, and **CAROLYN JAYE R. HAYES**, a single woman, (hereinafter referred to as Grantors) do grant, bargain, sell and convey unto **JOSHUA DAVID ARNOLD**, a married man, and his wife, **LESLIE SPROULL ARNOLD**, (hereinafter referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor thereof in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Commence at the SE Corner of the SW¼ of the SE¼ of Section 1, Township 20 South, Range 1 West, Shelby County, Alabama; thence run S 88-32'25" W, along the South Line of said ¼ ¼ for 773.34 feet to the point of beginning; thence continue on the last described course for 263.12 feet to a found axle; thence run N 00-08'41" E for 199.02 feet to a railroad spike; thence run N 20-36'04" W for 137.84 feet to a railroad spike; thence run N 36-11'39" E for 82.98 feet to a railroad spike; thence run N 21-01'13" E for 137.05 feet to a railroad spike; thence run N 36-10'14" W for 82.46 feet to a railroad spike; thence run N 00-06'43" E for 595.22 feet to a cap rebar; thence run N 47-31'59" E for 196.05 feet to a cap rebar situated on a curve to the left, having a central angle of 14-38'20" and a radius of 262.69 feet; thence run along the arc of said curve, and the Southwesterly Right of Way line of Shelby County Highway No. 447 (Salser Road), for 66.93 feet to the end of said curve; thence run S 57-35'47" E, along said Right of Way for 74.06 feet; thence run S 00-06'43" W for 1230.86 feet to the point of beginning, containing 7.44 acres.

SUBJECT TO: Easements, restrictions, right-of-ways, recordings and encumbrances of record.

This property is not the homestead of the Grantor Lou Ann R. Graves or Grantor Carolyn Jaye R. Hayes.

TO HAVE AND TO HOLD unto 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.



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And we do for ourselves and for our heirs, executors, and administrators covenant with said Grantees, Grantees' heirs and assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a 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, Grantees' heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures and seals, this 30th day of August, 2022.

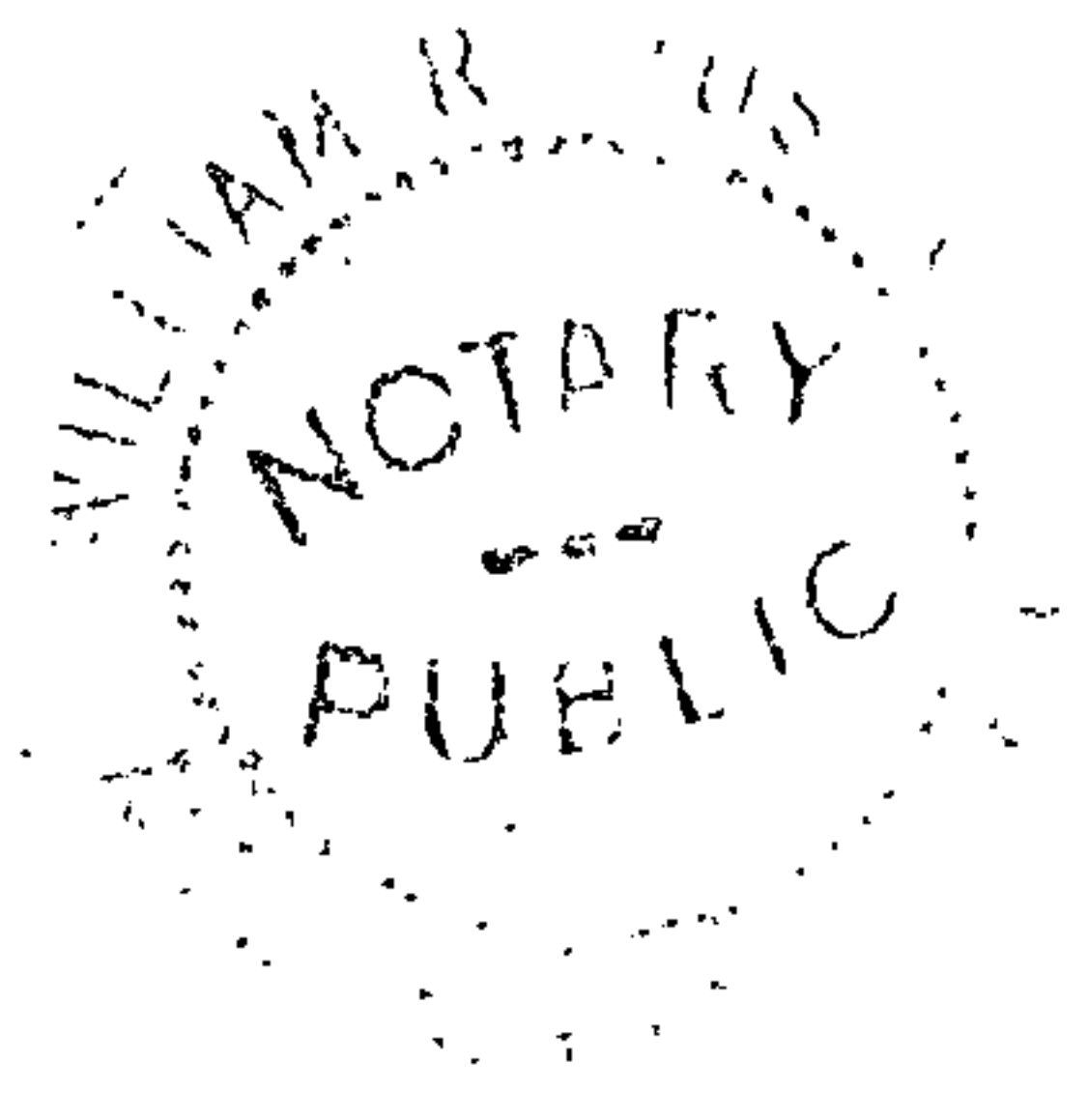
Lou Ann R. Graves
LOU ANN R. GRAVES, Grantor

Carolyn Jaye R. Hayes
CAROLYN JAYE R. HAYES, Grantor

STATE OF ALABAMA)
SHELBY COUNTY)

I, William R. Justice, a Notary Public in and for said County in said State, hereby certify that **LOU ANN R. GRAVES**, a widowed woman, and **CAROLYN JAYE R. HAYES**, a single woman, whose names 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, they executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 30th day of August, 2022.



William R. Justice
Notary Public
My Commission Expires: 9/12/23



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Real Estate Sales Validation Form

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

Grantor's Name Graves/Hayes
Mailing Address 211 Salser Lane
Columbiana, AL 35051

Grantee's Name J.D. Arnold & L.S. Arnold
Mailing Address 465 Salser Lane
Columbiana, AL 35051

Property Address Salser Lane
Columbiana, AL 35051

Date of Sale 8/30/22
08/08/2022

Total Purchase Price \$ 75,850.00

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

☐ 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 - 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 8/30/22

Print LouAnn Graves

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1