

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

Send Tax Notice To: James L Colvin
Rachel D Lininger
120 Bolton Ln
Columbiana AL 35051

File No.: MV-22-28600

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 **Three Hundred Seventy Three Thousand Dollars and No Cents (\$373,000.00)**, 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, **Alice Driver**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James L Colvin and Rachel D Lininger**, (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

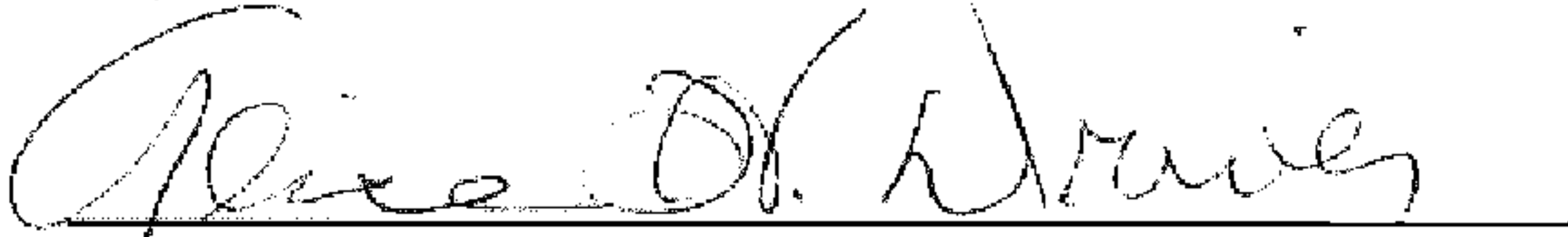
Property may be subject to taxes for 2022 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$366,244.00 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 16th day of September, 2022.

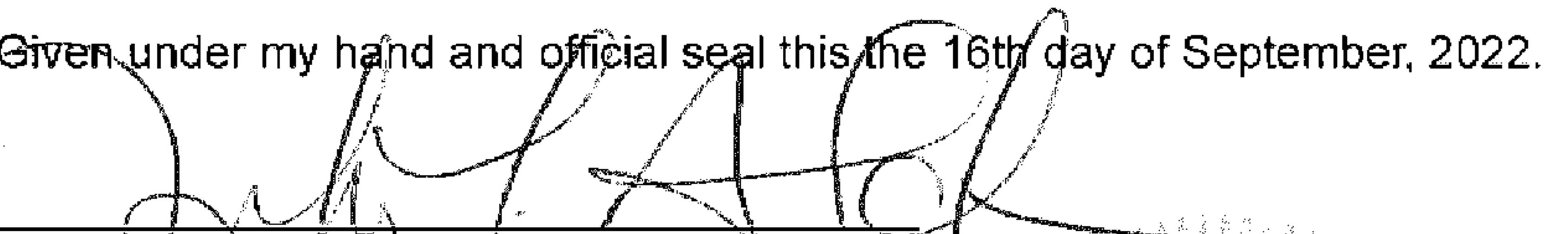

Alice Driver

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 Alice Driver, 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 16th day of September, 2022.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

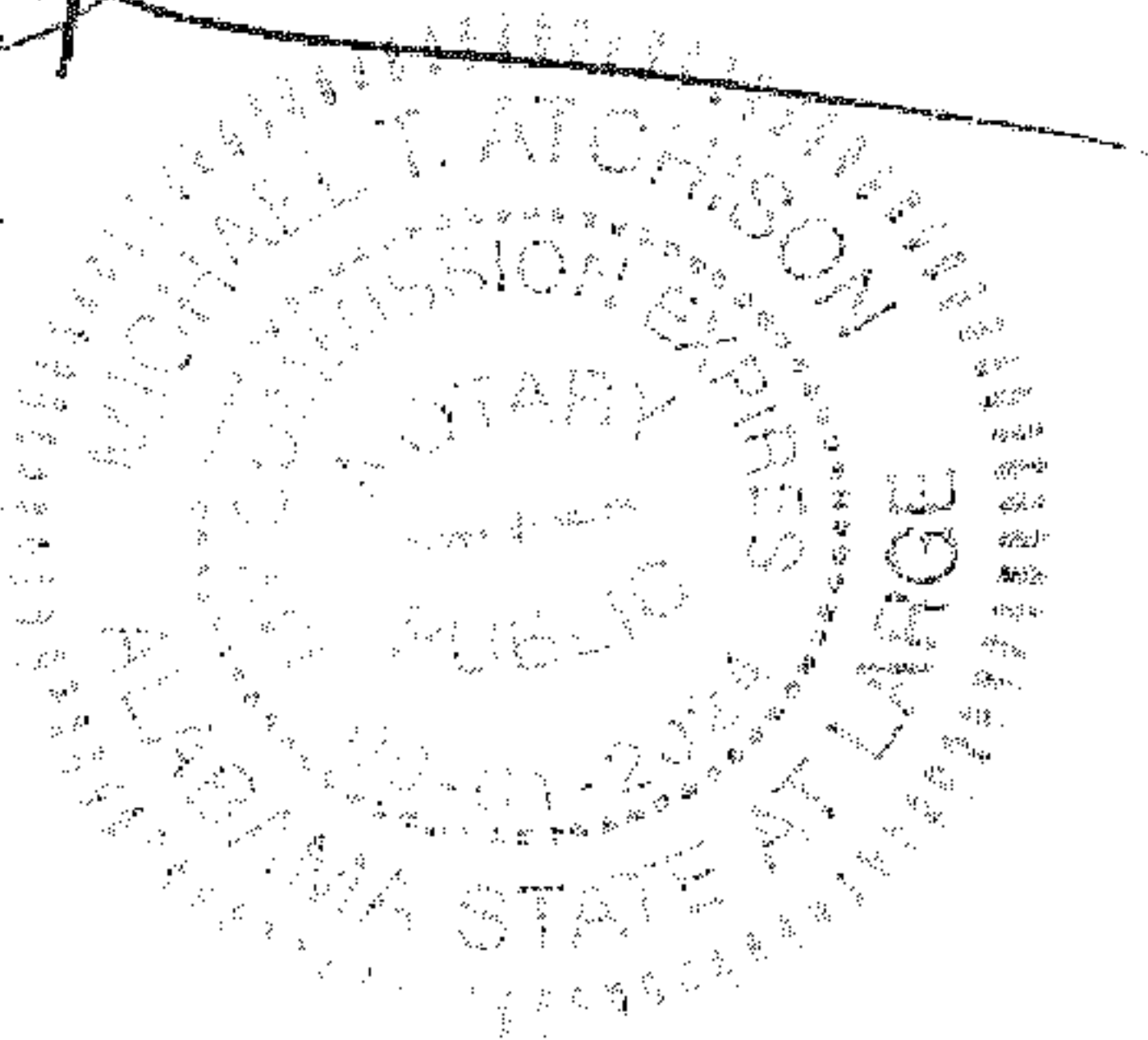


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West; for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees 18 minutes to the left and proceed in a Southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees 18 minutes to the right and proceed in a Westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described, thence continue in the same direction along said North right of way of Bolton Lane, a distance of 280.00 feet to a point, thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning.

Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, situated in Shelby County, Alabama.

LESS AND EXCEPT THE EAST 40 FEET OF THE ABOVE DESCRIBED PROPERTY.

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

Grantor's Name	Alice Driver	Grantee's Name	James L Colvin Rachel D Lininger
Mailing Address	120 Bolton Lane Columbiana, AL 35051	Mailing Address	120 Bolton Ln Columbiana, AL 35051
Property Address	120 Bolton Ln. Columbiana, AL 35051	Date of Sale	September 16, 2022
		Total Purchase Price	\$373,000.00
		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	☐ 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 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 September 14, 2022

Print Alice Driver

Unattested

Sign

Alice Driver
(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
09/19/2022 11:07:37 AM
\$35.00 JOANN
20220919000360780



Form RT-1

Alice S. Bayl