

20221004000378600
10/04/2022 10:28:14 AM
DEEDS 1/4

This instrument was prepared by:
Michael Reagan Reeves, Jr., Esq.
Reagan Reeves & Associates, LLC
1 Perimeter Park South, Suite 440S
Birmingham, AL 35243

Send tax notice to:
David D. Tuggle
310 Rolling Mill Street
Helena, AL 35080

WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars (\$340,000.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **James A. Lovelady and Janice Lovelady, Husband and Wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **David D. Tuggle and Delona Grace Nolen** (herein referred to as grantees), as joint tenants with right of survivorship, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

A part of the SE1/4 of the SW 1/4 of Section 15, Township 20 South, Range 3 West, described as follows: Commence at the Southeast corner of said 1/4-1/4 Section and run North 1° 45' West 632.0 feet; thence South 65° 31' West 175.33 feet; thence North 89° 58' West 249.62 feet; thence North 4° 41' West 212.0 feet to the point of the beginning; thence continue North 4° 41' West 315.0 feet; thence South 83° 39' West 159.2 feet; thence run South 1° 15' East 319.0 feet; thence run north 87° 55' East 191.4 feet to point of beginning.

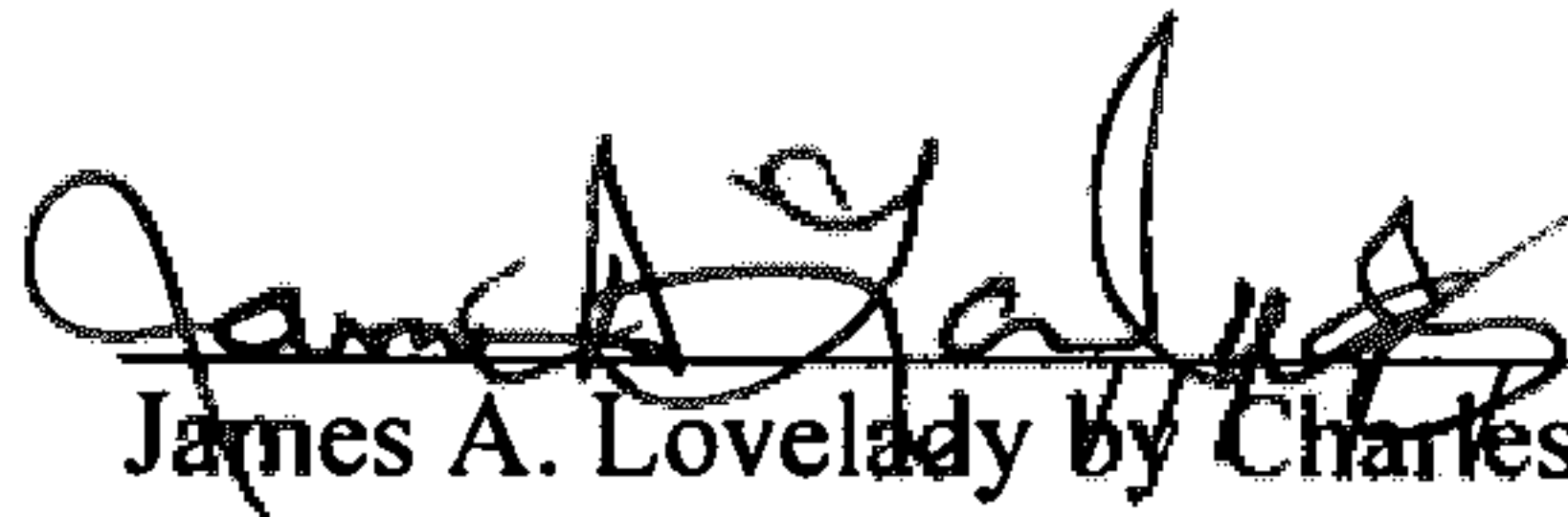
Subject to:

1. Taxes for the year 2022 and all subsequent years.
2. Existing easements, encroachments, encumbrances, restrictions, rights of way, building lines, and limitations, if any, of record.
3. **\$333,841.00** of the consideration herein was paid from the proceeds of a mortgage filed simultaneously herewith.

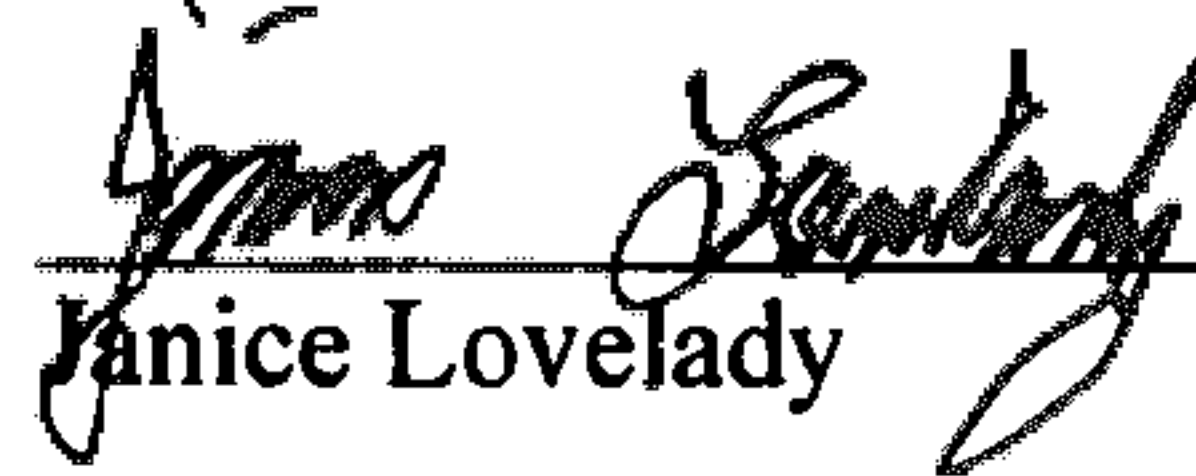
TO HAVE AND TO HOLD to the said grantees, as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seals(s), this 29 day of September, 2022.



James A. Lovelady by Charles Houston Lovelady, Agent/Attorney In Fact/


Janice Lovelady

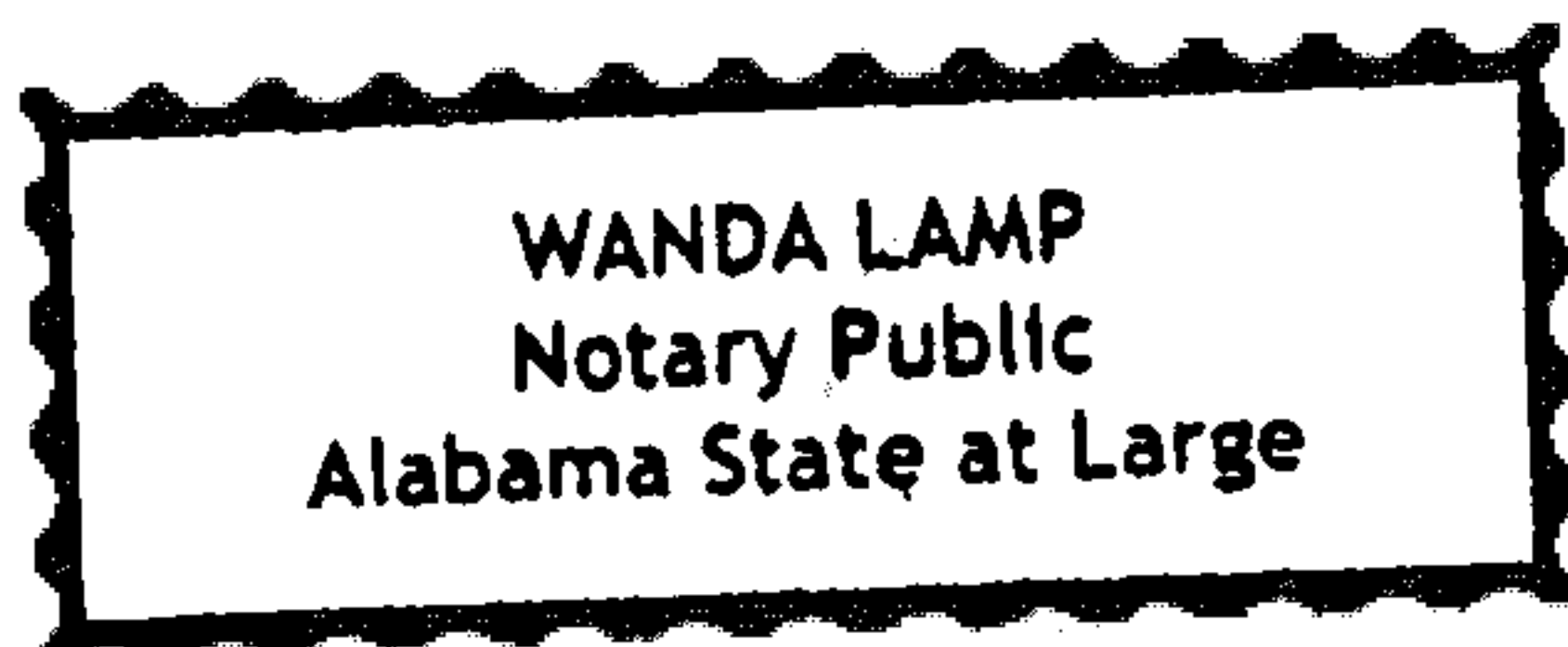
GENERAL ACKNOWLEDGEMENT

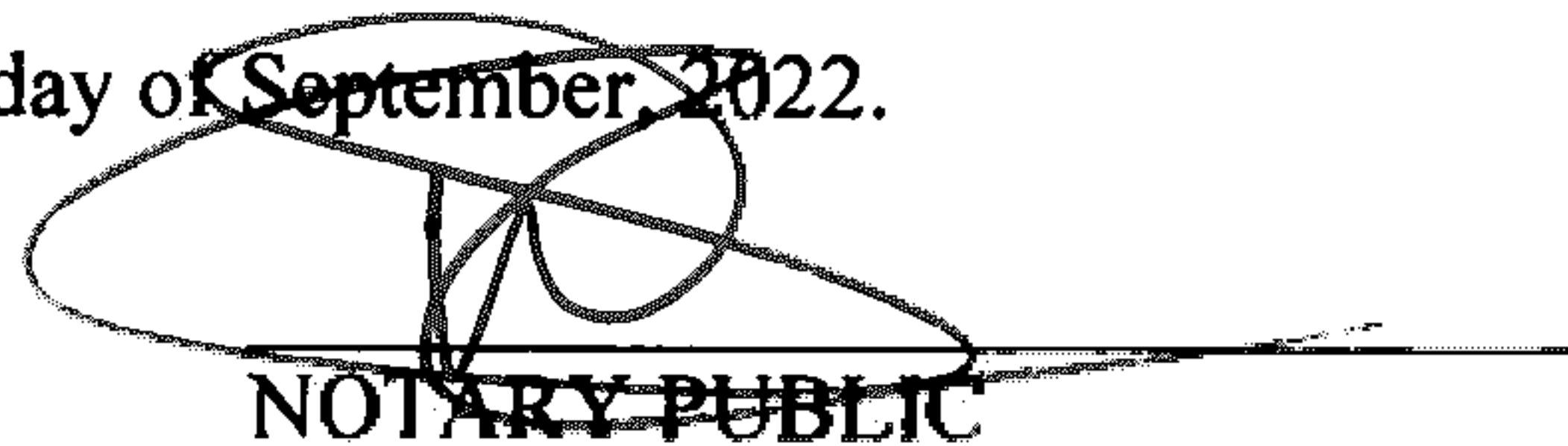
STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that/~~Charles Houston Lovelady, whose name as Agent/Attorney In Fact, for~~ James A. Lovelady is signed to the foregoing conveyance/instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily ~~as Agent/Attorney In Fact, and with the authority granted under said Power of Attorneys~~ on the day the same bears date.

Given under my hand and official seal this 29 day of ~~September~~, 2022.




NOTARY PUBLIC

My Commission Expires: 6/8/25

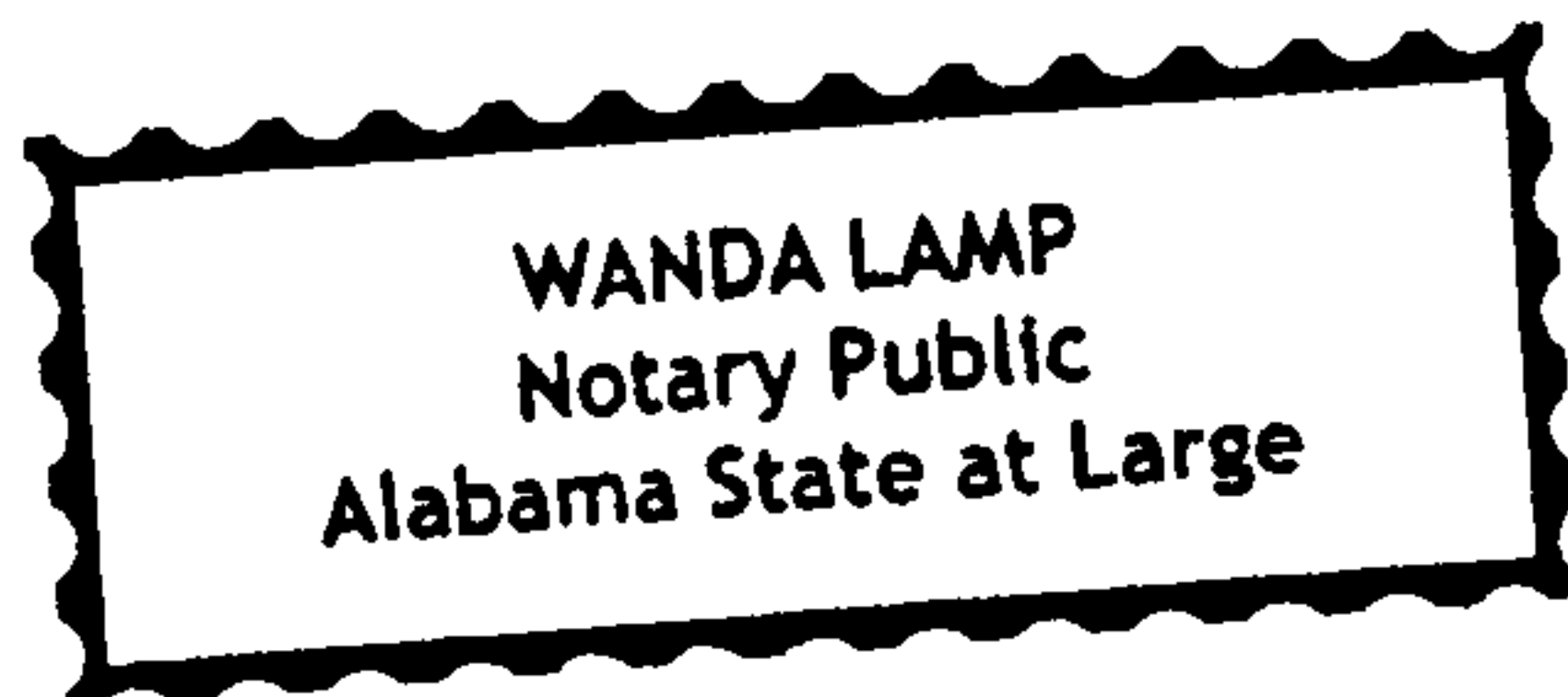
GENERAL ACKNOWLEDGEMENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Janice Lovelady whose name(s) is (are) signed to the foregoing conveyance and who is (are) known to me, acknowledged before me on this date, 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 29 day of ~~September~~, 2022.



A handwritten signature in black ink, appearing to be "Wanda Lamp", written over a horizontal line.

NOTARY PUBLIC

My Commission Expires: 6/8/23

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

Grantor's Name James A. Lovelady and Janice Lovelady
 Mailing Address 138 Moss Bend Drive
Helena, AL 35080
 Property Address 310 Rolling Mill Street
Helena, AL 35080

Grantee's Name David D. Tuggle and Delona Grace
Nolen
 Mailing Address 310 Rolling Mill Street
Helena, AL 35080
 Date of Sale September , 2022
 Total Purchase Price \$340,000.00
 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 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 9-30-2022Print: Phillip W. Smith☐ Unattested

(verified by)

Sign

(Grantor/Grantee/ Owner/Agent) Circle one



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/04/2022 10:28:14 AM
 \$37.50 BRITTANI
 20221004000378600

Alvin S. Bayl

Form RT-1