



20221021000397270 1/3 \$267.00
Shelby Cnty Judge of Probate, AL
10/21/2022 11:08:49 AM FILED/CERT

This instrument prepared by:
Michael Galloway
3500 Blue Lake Drive, Suite 320
Birmingham, AL 35223

SEND TAX NOTICE TO:
Kendal Overton
5310 Dunnavant Valley Cove
Birmingham, AL 35242

NO TITLE EXAM PREPARED

WARRANTY DEED

Joint With Right Of Survivorship

STATE OF ALABAMA

)

)

SHELBY COUNTY

)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of the sum of Ten And No/100 Dollars (\$10.00) paid by the grantee herein, the receipt of which is hereby acknowledged, I/we, Timothy W. Overton, a married person (hereinafter grantor, whether one or more), do grant, bargain, sell and convey unto Timothy W. Overton and Kendal Overton (hereinafter Grantees), as joint tenants with rights of survivorship, all of my/our right, title and interest in the following described real estate, situated in Shelby County, Alabama.

A parcel of land situated in Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama, more particularly described as:

Commencing at the SE Corner of the SE 1/4 of NW 1/4 of Section 10, thence North along the East line of said SE 1/4 of NW 1/4 a distance of 410.84 feet to a point; thence deflecting left 90 degrees 04 minutes for a distance of 776.34 feet to the Point of Beginning; thence from the Point of Beginning deflecting right 90 degrees 00 minutes for a distance of 271.75 feet to a Point; thence deflecting left 87 degrees 48 minutes for a distance of 320.9 feet to a Point; thence deflecting left 90 degrees 00 minutes for a distance of 270.85 feet to a Point; thence deflecting left 83 degrees 19 minutes for a distance of 85.58 feet to a Point; thence deflecting left 08 degrees 53 minutes for a distance of 235.81 feet to the Point of Beginning.

Together with and subject to a non-exclusive 60-foot easement for ingress and egress being more particularly described as follows: An easement situated in the SE 1/4 of NW 1/4 and the SW 1/4 of the NW 1/4 of Section 10, Township 19 South, Range 1 West, in Shelby County, Alabama; commencing at the SE corner of the SE 1/4 of the NW 1/4 of Section 10; thence North along the East line of SE 1/4 of the NW 1/4 a distance of 410.84 feet to a point; thence deflecting left 90 degrees 04 minutes a distance of 1012.15 feet to a point; thence deflecting right 08 degrees 53 minutes a distance of 630.00 feet to the point of beginning. Said point of beginning centerline of Old Dunnavant Road; from point of beginning deflecting 180 degrees 00 minutes a distance of 106.8 feet to a point; thence deflecting left 29 degrees 52 minutes a distance of 199.30 feet to a point; thence deflecting right 12 degrees 45 minutes a distance of 75.30 feet to a point; thence deflecting left 26 degrees 58 minutes a distance of 207.900 feet to a point; thence deflecting right 37 degrees 24 minutes a distance of 572.5 feet to a point, said point being the end of the south line of said 60-foot easement.

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

The property herein conveyed does not constitute the Homestead of the Grantor nor that of his/her spouse.

FILE NO.: CT-2200324

Shelby County, AL 10/21/2022
State of Alabama
Deed Tax: \$239.00

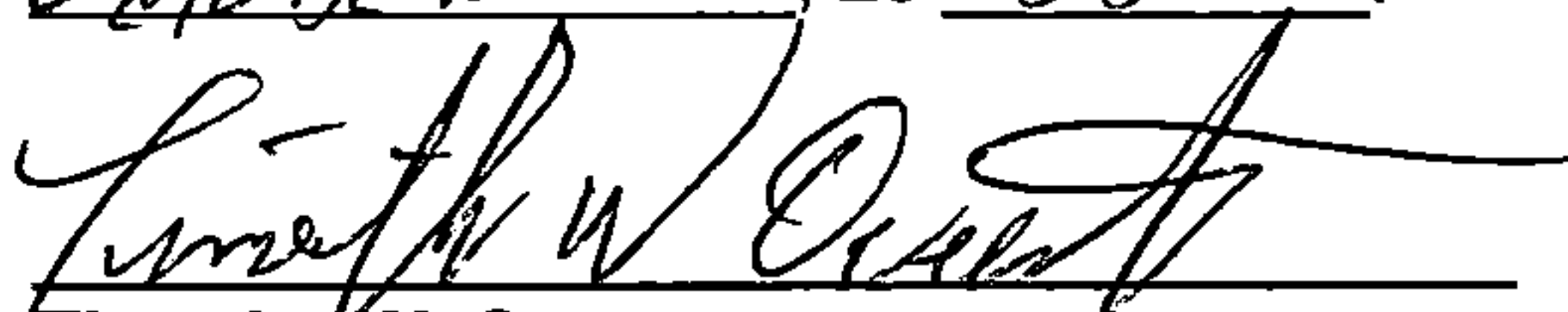


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TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with rights of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance that (unless the joint tenancy created is severed or terminated during 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

Grantor does, for Grantor and for Grantor's heirs, executors and administrators covenant with the said Grantees as joint tenants, with rights of survivorship, their heirs executors and administrators, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to the said Grantees, and their heirs, executors and administrators forever, against the lawful claims of all persons.

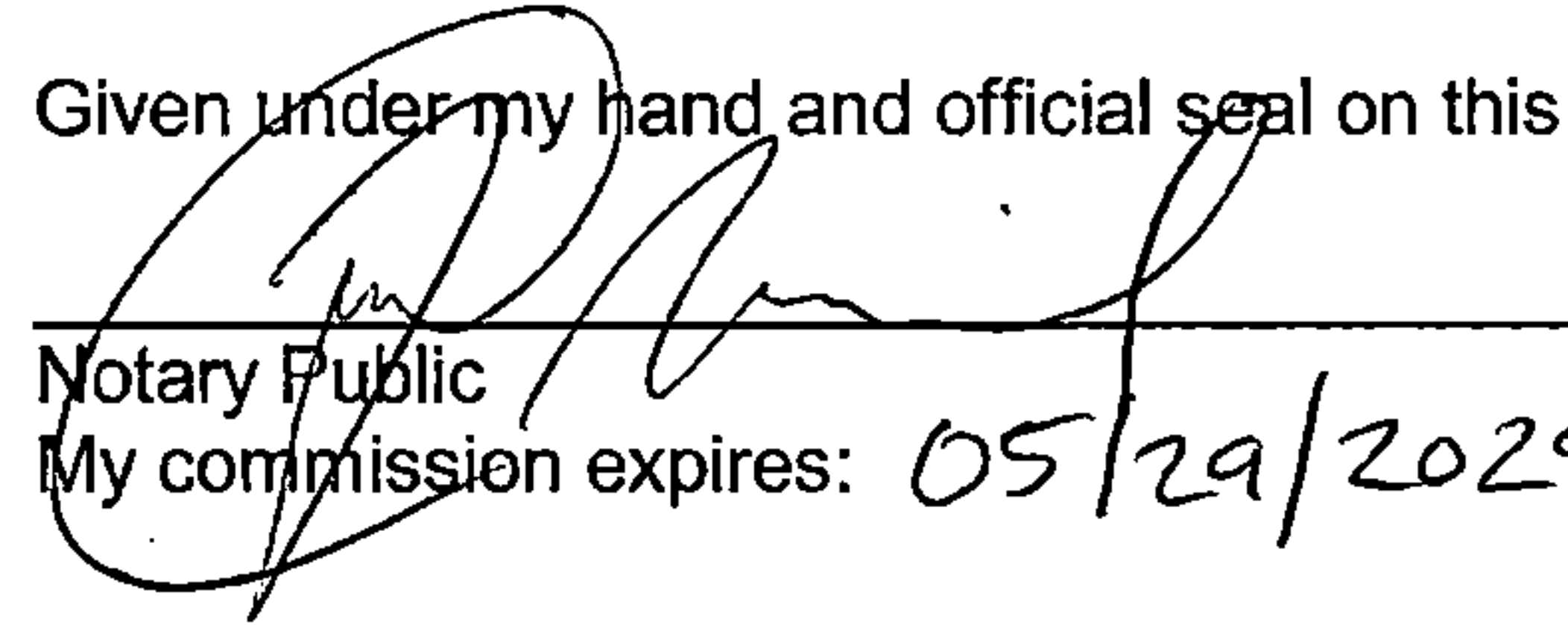
IN WITNESS WHEREOF, the undersigned have hereunto set our hands and seals on this 20th day of October, 20 22.


Timothy W. Overton

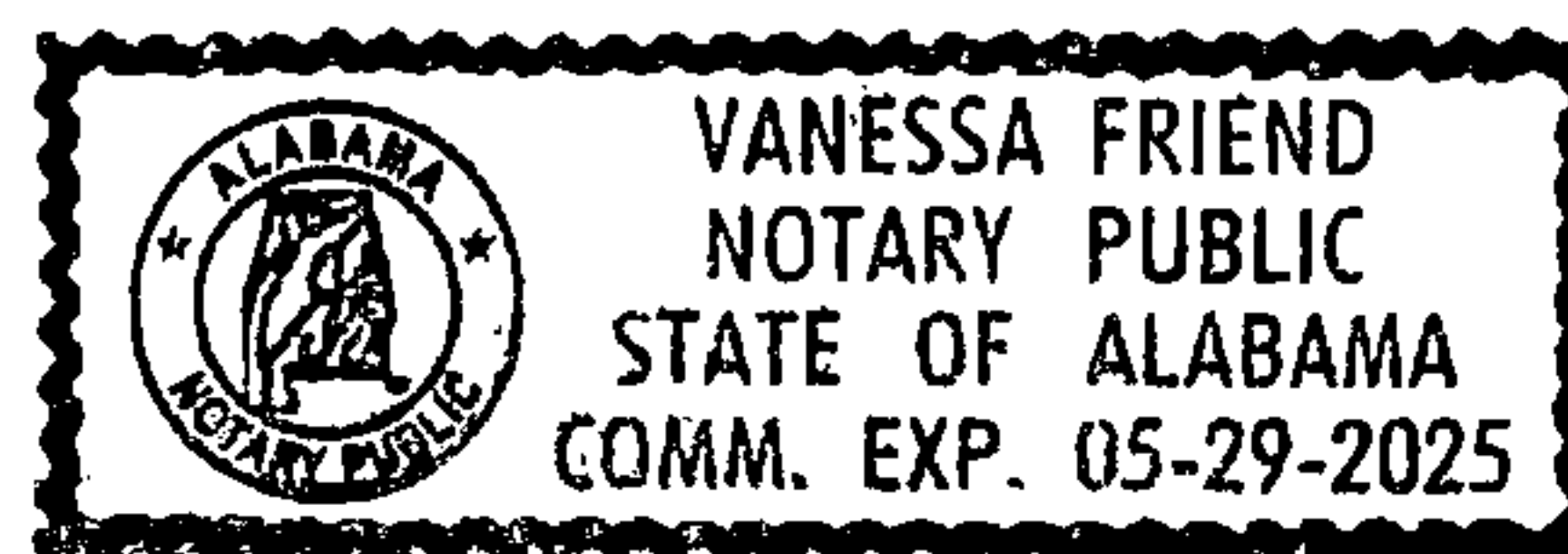
STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Timothy W. Overton, 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 on this 20th day of October, 20 22.


Notary Public

My commission expires: 05/29/2025





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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	Timothy W. Overton	Grantee's Name	Timothy W. Overton and Kendal Overton
Mailing Address	5310 Dunnivant Valley Cove Birmingham, AL 35242	Mailing Address	5310 Dunnivant Valley Cove Birmingham, AL 35242
Property Address	5310 Dunnivant Valley Cove Birmingham, AL 35242	Date of Sale	Oct 5, 2022
		Total Purchase Price	\$
		or	
		Actual Value	\$
		or	
		Assessor's Market Value	\$119,325 \$ 238,650

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: Tax Assessor's Website

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 - Timothy W. Overton, 5310 Dunnivant Valley Cove, Birmingham, AL 35242.

Grantee's name and mailing address - Timothy W. Overton and Kendal Overton, 5310 Dunnivant Valley Cove, Birmingham, AL 35242.

Property address - 5310 Dunnivant Valley Cove, Birmingham, AL 35242

Date of Sale - Oct 5, 2022.

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: Oct 5, 2022

Sign 
Agent