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10/24/2022 12:50:47 PM
DEEDS 1/3

This Instrument was Prepared by:
Stuart J. Garner
Stuart J. Garner, LLC
1400 Urban Center Drive
Suite 470
Vestavia Hills, AL 35242
File No.: 2022211

Send Tax Notice To: Steven Allan White
Lisa Rhonee White
3675 Highway 331
Columbiana, AL 35051

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 **Four Hundred Fifty Five Thousand Dollars and No Cents (\$455,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor, **Michael Shawn Miller Estate Administrator Ryan F. Clark Case NO. PR 2022-000101 whose mailing address is AL** (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Steven Allan White and Lisa Rhonee White, whose mailing address is AL** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3675 Highway 331, Columbiana, AL 35051**; to wit;

Begin at that Northwest corner of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 20 South, Range 2 West; thence run south 84 degrees 41 minutes, 26 seconds east for a distance of 634.00 feet to the west right of way line of a County Road; thence run south 14 degrees, 34 minutes, 46 seconds east along said right of way for a distance of 209.84 feet; thence run north 85 degrees, 59 minutes, 32 seconds west, for a distance of 323.65 feet; thence run south 208.46 feet; thence run north 88 degrees, 13 minutes, 26 seconds west for a distance of 360.09 feet; thence run north 00 degrees, 15 minutes, 43 seconds west for a distance of 423.89 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject To:

1. Those taxes and special assessments, which become due and payable subsequent to Date of Policy.
2. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under the Land.
3. Any lien, or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Easements or other uses of the Land not visible from the surface, or easements or claims of easements, not shown by the Public Records.
6. Rights or claims of parties in possession not shown by Public Records.
7. The restrictive covenants contained in instrument filed for record in .
8. Any fees which may arise from utility assessments, including but not limited to water, natural gas, sewer fees, and electricity.

Further Subject to:

9. An easement given to Alabama Power recorded 12/12/2006 Instrument Number 20061212000602850.
10. A permanent easement deed recorded 03/10/2008 Instrument Number 20080310000097520.
11. An easement granted to Alabama Power recorded 07/27/2009 Instrument Number 20090727000286640.

\$120,000.00 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 said Grantor does for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns 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, the said Grantor, by its , , who is/are authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of October, 2022.

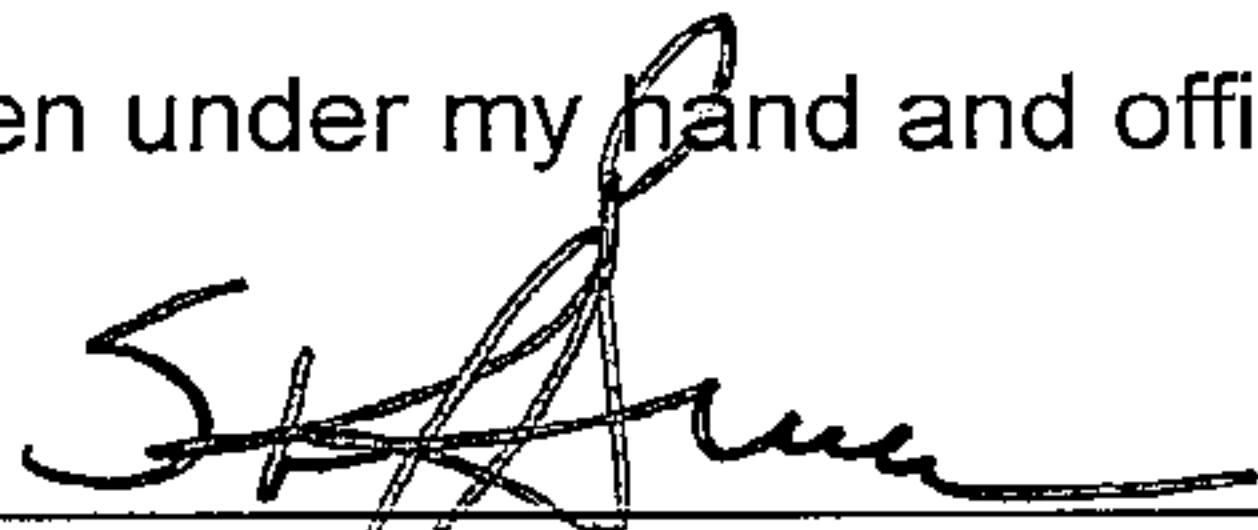

Michael Shawn Miller Estate Administrator Ryan F. Clark

State of Alabama

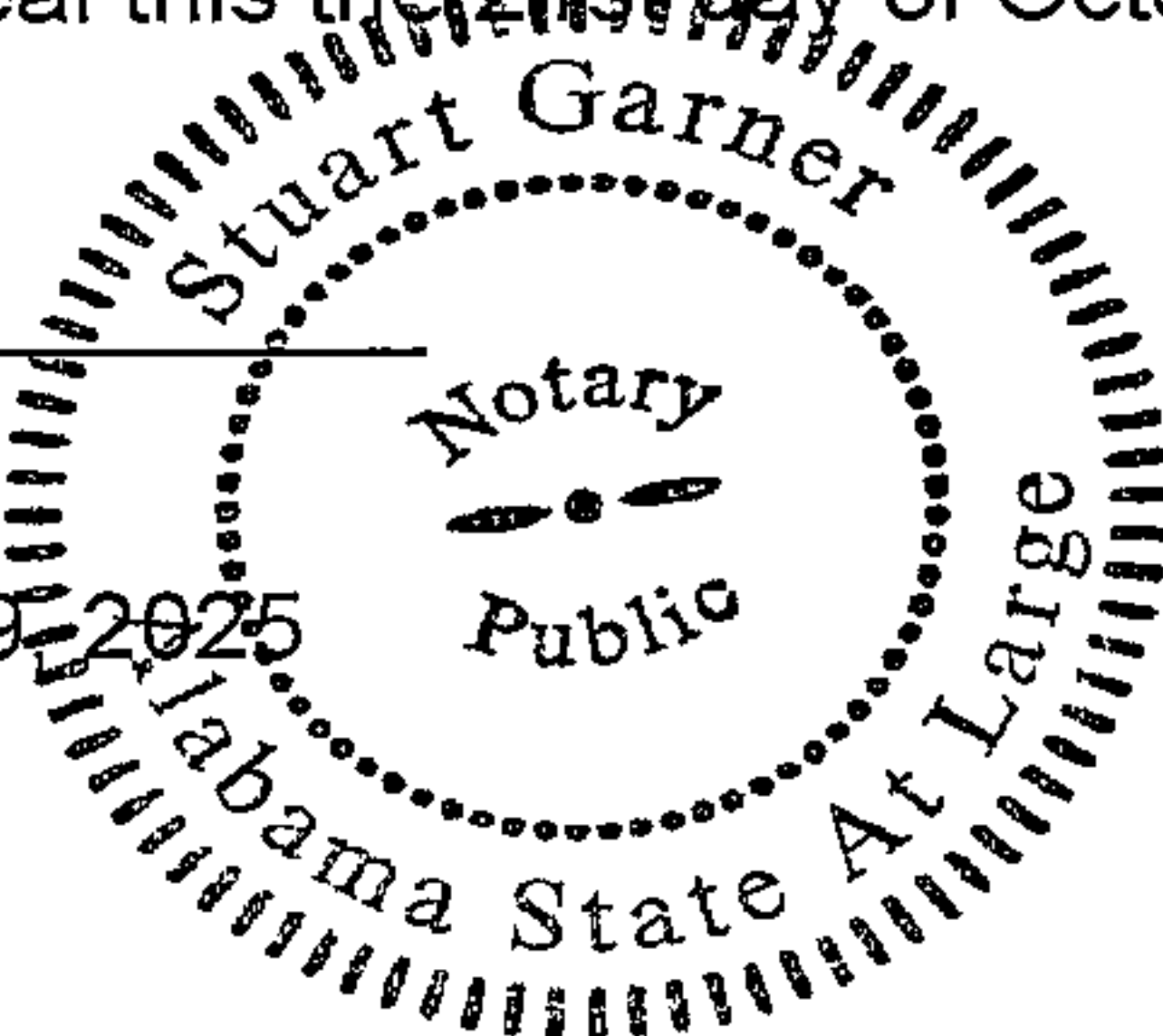
County of Jefferson

I, Stuart J. Garner, a Notary Public in and for said County in said State, hereby certify that , of Michael Shawn Miller Estate Administrator Ryan F. Clark is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the foregoing conveyance he/she/they as such officer and with full authority executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand and official seal this the 21st day of October, 2022.


Notary Public, State of Alabama
Stuart J. Garner

My Commission Expires: August 19, 2025





Allen S. Boyd
Real Estate Sales Validation Form

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

Grantor's Name Michael Shawn Miller Estate
Administrator Ryan F. Clark

Grantee's Name Steven Allan White
Lisa Rhonee White

Mailing Address 909 COUNTY RD 414
FLINT ROCK, AL 35966-4011

Mailing Address 3675 Highway 331
Columbiana, AL 35051

Property Address 3675 Highway 331
Columbiana, AL 35051

Date of Sale October 21, 2022
Total Purchase Price \$455,000.00

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 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 October 21, 2022

Print Michael Shawn Miller Estate Administrator Ryan F. Clark

Unattested

Steven Boyd
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one