

Parcel I.D. #: 26-2-10-0-000-009.002

Send Tax Notice To: Beth E. Thompson
55 Hickory Wood Lane
Montevallo, AL 35115

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

Know all men by these presents, that in consideration of the sum of One Hundred Thousand Eight Hundred-Four Dollars and 00/100 (\$ 100,804.00), the receipt of sufficiency of which are hereby acknowledged, that **Beth E. Thompson being the surviving widow of Anthony W. Thompson a deceased person who died intestate on or about 29 September, 2021, under Alabama Death Certificate #2021-49275 and without a probate estate having been opened,** hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Beth E. Thompson, and Kelly Henderson,** hereinafter known as the GRANTEE;

Beginning at the southwest corner of the southwest quarter of the northwest quarter of Section 10, Township 22 South, Range 4 West, Shelby County, Alabama and run thence northerly along the west line of said quarter-quarter a distance of 516.84' to a point marked by a steel property pin; Thence turn 131 degrees 00' 00" right and run southeasterly a distance of 295.48' to a point on the westerly margin of a graveled public road marked by a steel property pin; Thence turn an angle of 72 degrees 15' 33" to the right and run southwesterly along margin of said graveled road a distance of 64.79' to a point; Thence turn 22 degrees 31' 54" left and continue along margin of said road a distance of 135.18' to a point; Thence turn an angle of 14 degrees 08' 33" left and continue along margin of said road a distance of 74.18' to a point; Thence turn 56 degrees 35' 44" left and continue along margin of said road a distance of 75.16' to a point on the intersection of said graveled road and the northerly right of way line of Shelby County Road No. 54; Thence turn an angle of 162 degrees 25' 35" to the right and run westerly along the said northerly line of said Highway No. 54 a distance of 69.36' to the P.C. of curve to the left having a central angle of 27 degrees 48' 05" and a radius of 325.00'; Thence continue along the arc of said right of way curve an arc distance of 157.70' to the intersection of said Highway curve with the south line of the subject quarter-quarter; Thence turn an angle of 9 degrees 22' 34" right from chord and run westerly along the south line of the subject quarter-quarter, a distance of 61.25' to the Point of Beginning, containing 1.94 acres and subject to all agreements, easements, restrictions and/or limitations of probated record or applicable law.



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Shelby Cnty Judge of Probate, AL
11/09/2022 10:14:08 AM FILED/CERT

Subject to any and all easements, rights of way, covenants and restrictions of record.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded in Book 198, Page 79, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE 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 does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are 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, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 07 Day of Nov., 2022.

Beth E Thompson
Beth E. Thompson
Grantor

STATE OF ALABAMA.)
)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said State, do hereby certify that *Beth E. Thompson being the surviving widow of Anthony W. Thompson a deceased person who died intestate on or about 29 September, 2021, under Alabama Death Certificate #2021-49275 and without a probate estate having been opened*, whose name is signed to the foregoing conveyance, and who is



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personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 07 Day of Nov., 2022.

NOTARY PUBLIC

My Commission Expires: 28 February, 2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

Real Estate Sales Validation Form

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

Grantor's Name Beth Thompson
Mailing Address 55 Hickory Wood Ln.
Montevallo, AL 35115

Grantee's Name Beth Thompson
Mailing Address Kelly Henderson
55 Hickory Wood Ln.
Montevallo, AL 35115

Property Address 55 Hickory Wood Ln.
Montevallo, AL 35115

Date of Sale 11/2/2022

Total Purchase Price \$ _____

or

Actual Value \$ _____

or

Assessor's Market Value \$ 100,804.00

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 Records

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 11/2/2022

Print Beth Thompson

Unattested

(verified by)

Sign Beth Thompson
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1