

THIS INSTRUMENT WAS PREPARED BY:
John E. Medaris, Esq.
101 Riverchase Parkway, Ste 205
Hoover, AL 35244



20221221000457750 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
12/21/2022 03:34:22 PM FILED/CERT

SEND TAX NOTICE TO:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
TITLE AND LEGAL NOT EXAMINED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five hundred dollars (\$500.00) To the undersigned Grantor, (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I Ben McDow (herein referred to as Grantor), grant, bargain sell and convey unto Ben McDow, Larry P. McDow and Barbara H. McDow (herein referred to as Grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to wit:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY ALABAMA, THENCE RUN N 84-18' 51" W, ALONG THE SOUTH LINE OF SAID 1/4-1/4 FOR 643.77' TO THE POINT OF BEGINNING; THENCE CONTINUE ON THE LAST DESCRIBED COURSE FOR 704.00' TO A 5/8 " REBAR ON THE EASTERLY LINE OF CLAY PIT ROAD; THENCE RUN N 3-08'35"W ALONG SAID ROAD FOR 165.00'; THENCE, DEPARTING SAID ROAD, RUN S 84-18'51" E FOR 220.00' THENCE RUN N 5-41' 09" E FOR 105.00; THENCE RUN S 84-32' 03" E FOR 509.33' THENCE RUN S 5-41' 09" W FOR 270.00' TO THE POINT OF BEGINNING, CONTAINING 3.92 ACRES.

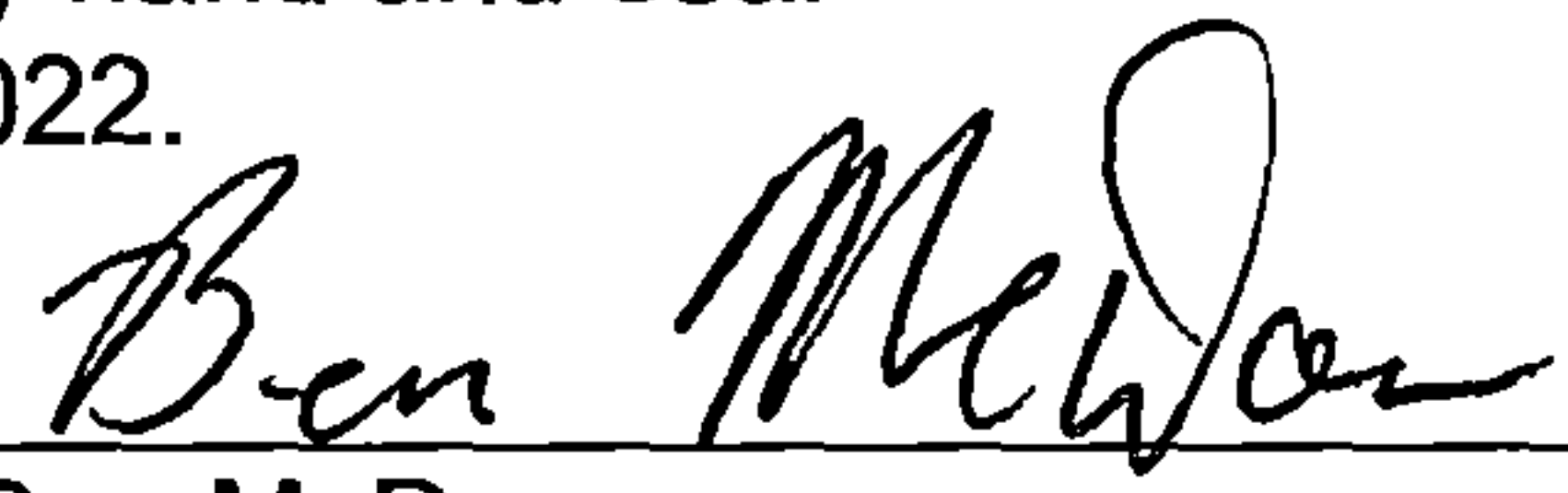
Recorded as 20220524000210670

TO HAVE AND TO HOLD, to the said GRANTEE, her or their heirs and assigns forever.

And I, for myself and for my heirs, executors and administrators, covenant with said Grantee, his/her/their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, her assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal

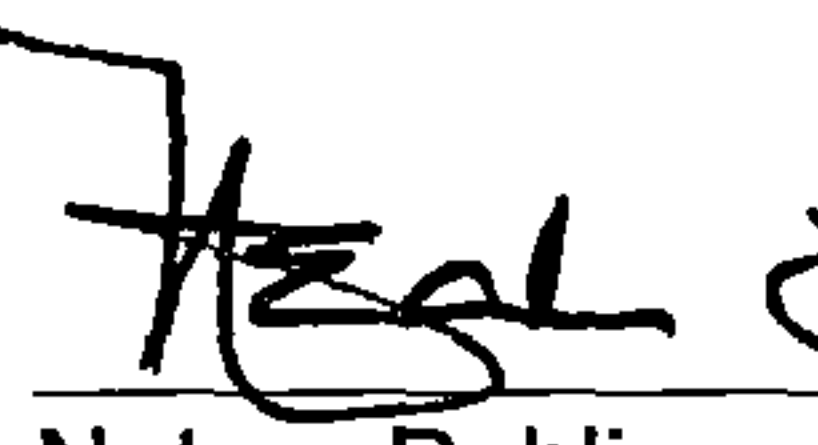
This 24 day of October, 2022.

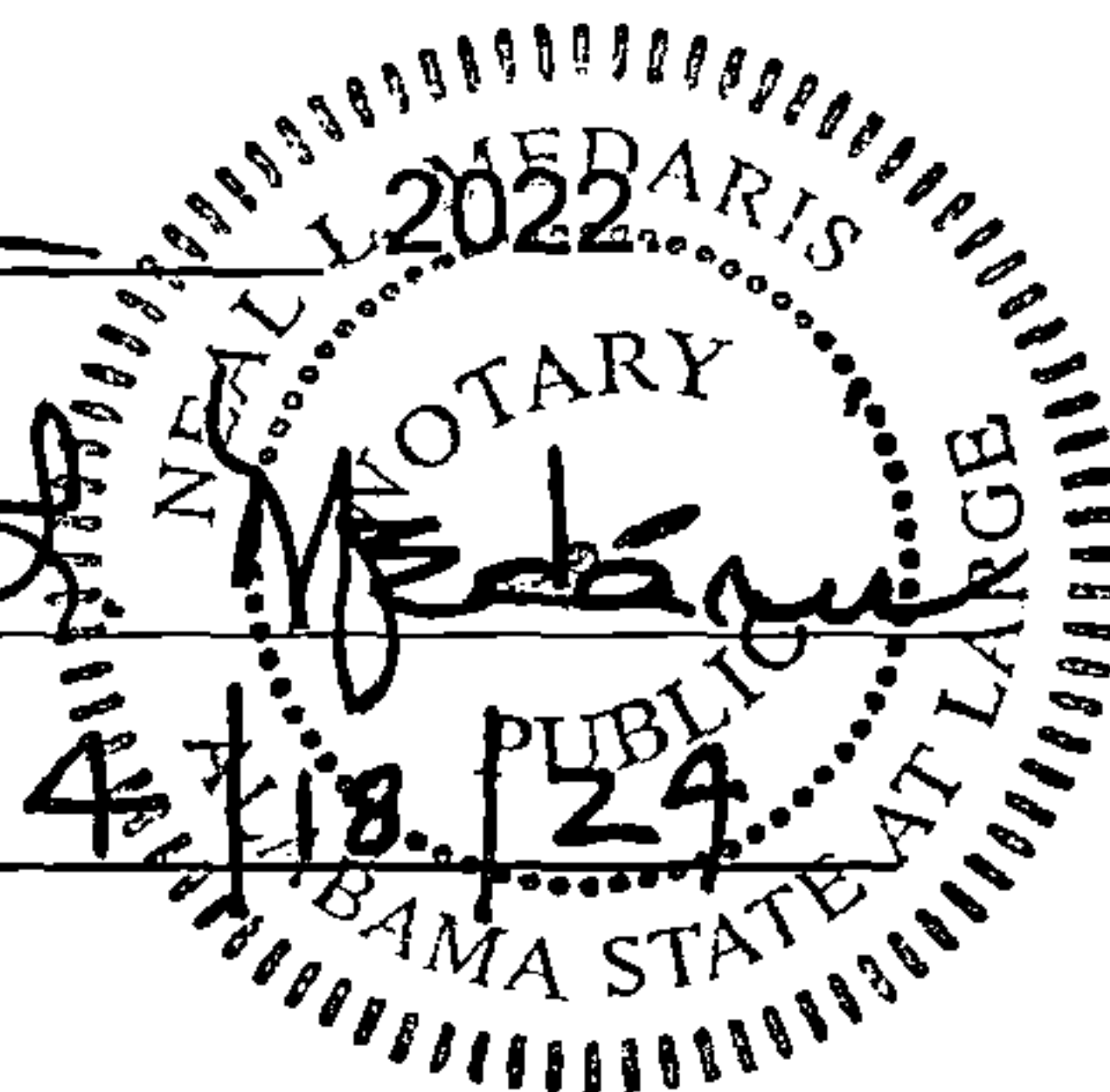

Ben McDow

I, the undersigned, a Notary Public in and for said County and State, hereby certify that Ben McDow whose name is/are signed to the foregoing instrument, and who is/are known to me, acknowledge before me on this day, that, being informed of the contents of the instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of October, 2022.

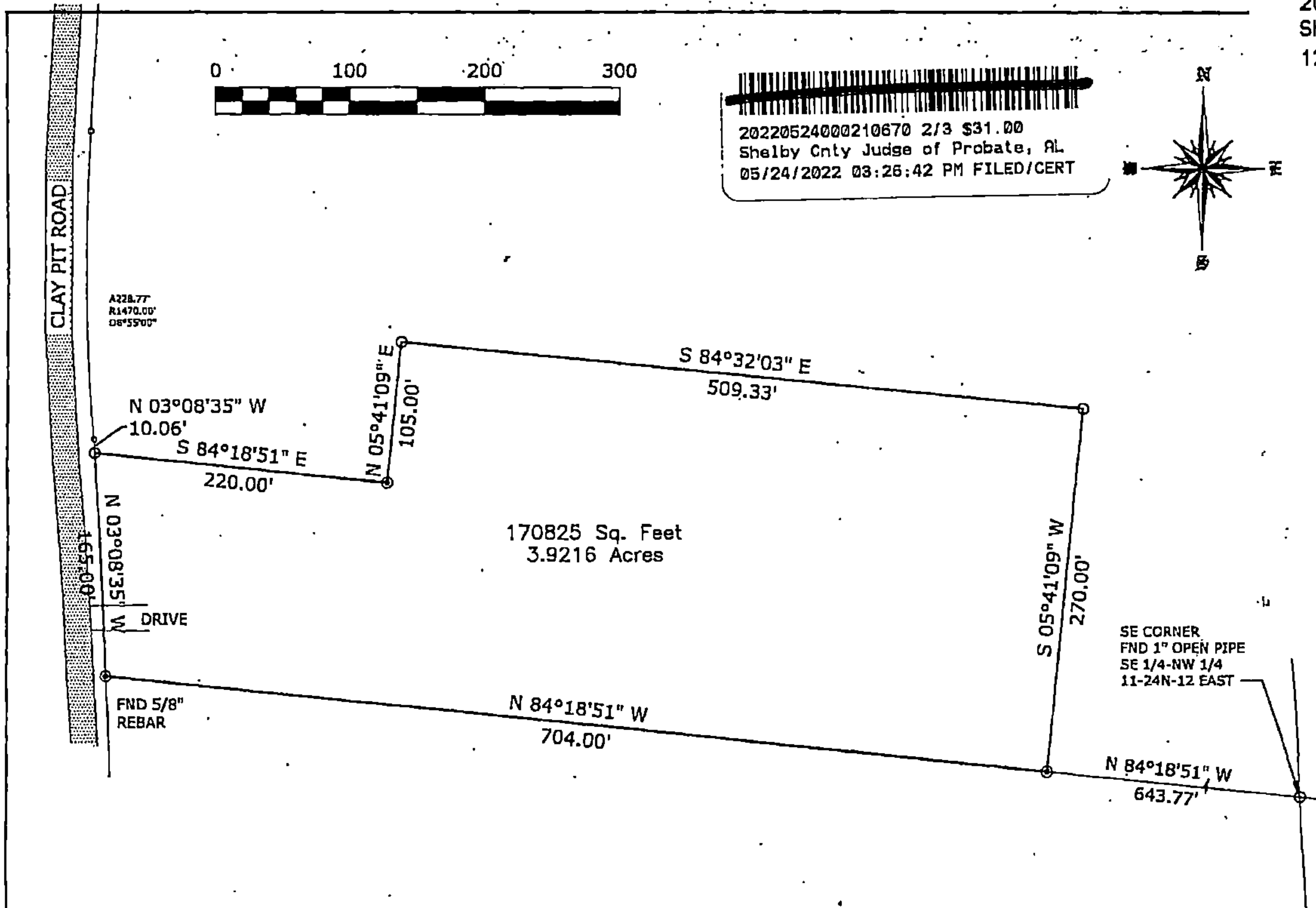
Shelby County, AL 12/21/2022
State of Alabama
Deed Tax: \$24.00


Notary Public
Commission Exp: 4/18/24





20221221000457750 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
12/21/2022 03:34:22 PM FILED/CERT



STATE OF ALABAMA
SHELBY COUNTY

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING
HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS
OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA,
TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

[Signature]
S. M. ALLEN PLS NO 12944 DATED 11-15-21

DESCRIPTION

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 24
NORTH, RANGE 12 EAST, SHELBY COUNTY ALABAMA; THENCE RUN N 84-18'51" W, ALONG THE
SOUTH LINE OF SAID 1/4-1/4 FOR 643.77' TO THE POINT OF BEGINNING; THENCE CONTINUE ON
THE LAST DESCRIBED COURSE FOR 704.00' TO A 5/8" REBAR ON THE EASTERLY LINE OF CLAY
PIT ROAD; THENCE RUN N 3-08'35" W, ALONG SAID ROAD FOR 165.00'; THENCE, DEPARTING SAID
ROAD, RUN S 84-18'51" E FOR 220.00'; THENC RUN N 5-41'09" E FOR 105.00'; THENCE RUN S 84-
32'03" E FOR 509.33'; THENCE RUN S 5-41'09" W FOR 270.00' TO THE POINT OF BEGINNING,
CONTAINING 3.92 ACRES.



DRAWN BY:	SMA	REVISIONS	PROJECT	SPOT SURVEY	ALLSURV, LLC S.M. ALLEN, PLS 12944 9378 HIGHWAY 119 SUITE B ALABASTER, AL 35007 205 663-4251
DATE:	11-15-21		DATE OF FIELD SURVEY	11-11-21	
DWG. NO.:	16476		BEARINGS ASSUMED	NORTH	
APPROVED BY:	SMA		CLOSURE	1:20000	

Real Estate Sales Validation Form

20221221000457750 3/3 \$53.00
Shelby Cnty Judge of Probate, AL
12/21/2022 03:34:22 PM FILED/CERT

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

Grantor's Name BEN McDOW
Mailing Address 700 TWIN BROOK LANE
BESSEMER, AL 35022

Grantee's Name BEN LARRY BARBARA McDOW
Mailing Address 700 TWIN BROOK LANE
BESSEMER, AL 35022

Property Address 629 CLAY PIT ROAD
MONTEVALLO, AL 35115

Date of Sale 10-24-2022
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 23,832.97

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 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 12-21-2022

Print LARRY P. McDOW

Unattested

(verified by)

Sign

Larry P. McDow

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1