

This Instrument was Prepared by: Send Tax Notice To: Marie Watford

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-23-28901

WARRANTY DEED
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 **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, **Alfred A. Lamoureux, Jr., a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Marie Watford and Jessica Vanlandingham**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantor herein or his spouse.
\$0.00 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 I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said Grantees, 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 Grantees, their heirs and assigns forever, against the lawful claims of all person.

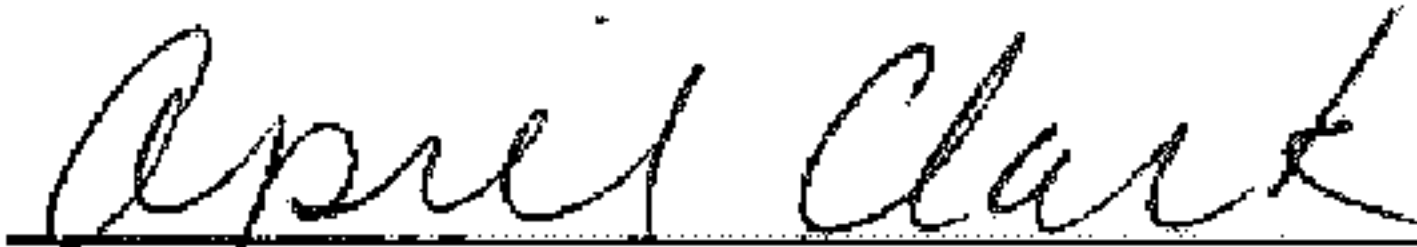
IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 31st day of January, 2023.


Alfred A. Lamoureux, Jr.

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Alfred A. Lamoureux, Jr., 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 this the 31st day of January, 2023.


Notary Public, State of Alabama
April Clark
My Commission Expires: September 01, 2024

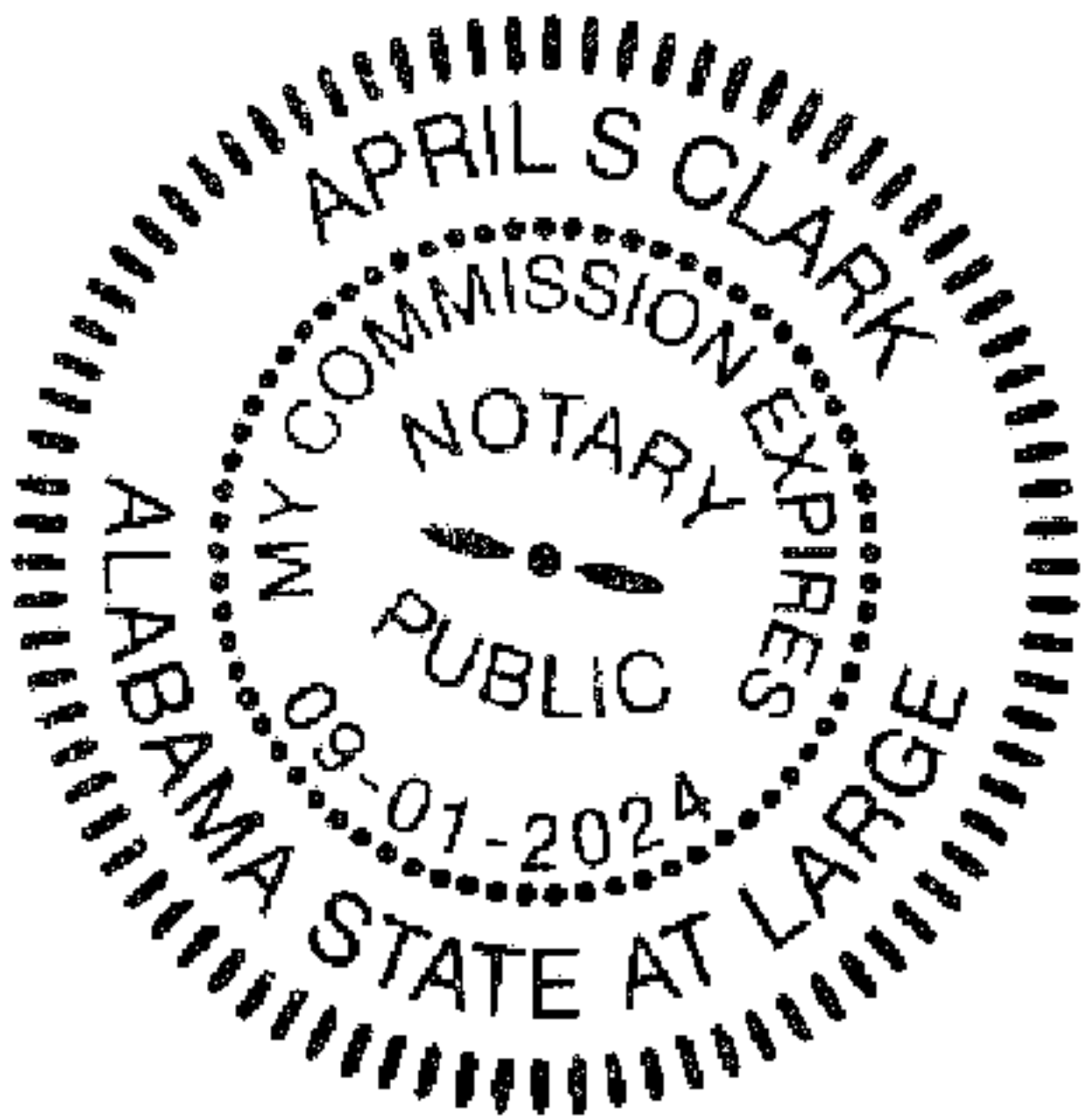


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 7, Township 20 South, Range 1 East, for the point of beginning; thence North 03 degrees 40 minutes 07 seconds West along the East boundary line of said quarter-quarter section for 552.39 feet; thence North 69 degrees 42 minutes 38 seconds West for 472.48 feet to the East side of Gable Road; thence South 06 degrees 48 minutes 28 seconds East for 120.55 feet along the East side of Gable Road; thence South 02 degrees 15 minutes 14 seconds East for 124.82 feet along the East side of Gable Road; thence South 10 degrees 16 minutes 51 seconds East for 34.27 feet along the East side of Gable Road; thence South 19 degrees 56 minutes 06 seconds East for 58.79 feet along the East side of Gable Road; thence South 08 degrees 29 minutes 47 seconds East for 19.07 feet along the East side of Gable Road; thence South 0 degrees 37 minutes 20 seconds East for 199.08 feet along the East side of Gable Road to the South boundary line of said quarter-quarter section; thence South 89 degrees 42 minutes 38 seconds East for 480.15 feet to the point of beginning. Situated in Shelby County, Alabama.

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

Grantor's Name	<u>Alfred A. Lamoureux, Jr.</u>	Grantee's Name	<u>Marie Watford</u>
Mailing Address	<u>.745 Dorrough Road</u> <u>Columbiana, AL 35051</u>	Mailing Address	<u>761 Dorrough Rd</u> <u>Columbiana AL 35051</u>
Property Address	<u>761 Dorrough Rd.</u> <u>Columbiana, AL 35051</u>	Date of Sale	<u>January 31, 2023</u>
		Total Purchase Price	<u>\$150,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 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 January 25, 2023

Print Alfred A. Lamoureux, Jr.

 Unattested

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

(verified by)

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/01/2023 09:55:25 AM
\$178.00 JOANN
20230201000026250



Form RT-1

Alfred A. Lamoureux, Jr.