

PREPARED BY:
Margaret C. Dawson
8715 Highway 119
Alabaster, AL 35007

Send Tax Notice to:
Sharon Wood Allen
165 Grove Hill Drive
Alabaster, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY



20230201000026390 1/3 \$108.00
Shelby Cnty Judge of Probate, AL
02/01/2023 10:22:52 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten Dollars and 00/100 (\$10.00) to the undersigned Grantor, in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, SHARON WOOD ALLEN, fka SHARON WOOD JOHNSTON, a married woman, (herein referred to as Grantor), does hereby grant, bargain, sell and convey unto SHARON WOOD ALLEN and TIMOTHY JAMES ALLEN, husband and wife, (herein referred to as Grantees), 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:

A part of the SW1/4 of the NE1/4 of Section 14, Township 21, Range 3 West, more particularly described as follows:

Commence at the Southwest corner of said quarter-quarter; thence run East 200.0 feet; thence turn 90 degrees 55 minutes 30 seconds to left and run North 1107.74 feet to the point of beginning; thence turn 16 degrees 42 minutes 30 seconds right and run northeasterly 10.6 feet to the South R/O/W of Shelby County Highway No. 26; thence turn 89 degrees 16 minutes left and run Northwesterly along said R/O/W 133.0 feet; thence turn 105 degrees 38 minutes and run Southwesterly 200.0 feet; thence turn 90 degrees left and run Southeasterly 81.46 feet; thence turn 74 degrees 22 minutes and run Northeasterly 159.36 feet to the point of beginning.

SUBJECT TO: Any and all rights, reservations and restrictions of record.

NOTE: SHARON WOOD ALLEN, previously known as SHARON WOOD JOHNSTON, is the widow and survivor of Franklin M. Johnston, who died on March 20, 1992.

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 their heirs and assigns for such survivor forever.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heir and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 1 day of February, 2023.

SHARON WOOD ALLEN, Grantor
fka SHARON WOOD JOHNSTON

Shelby County, AL 02/01/2023
State of Alabama
Deed Tax: \$80.00

STATE OF ALABAMA)
COUNTY OF SHELBY)



20230201000026390 2/3 \$108.00
Shelby Cnty Judge of Probate, AL
02/01/2023 10:22:52 AM FILED/CERT

I, the undersigned Notary Public, in and for said State and County, hereby certify that SHARON WOOD ALLEN, fka SHARON WOOD JOHNSTON, a married woman, whose name is signed to the foregoing conveyance, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 1 day of February, 2023.

Margaret C. Dawson

Notary Public

My Commission Expires: 1-24-2024



Real Estate Sales Validation Form

20230201000026390 3/3 \$108.00
Shelby Cnty Judge of Probate, AL
02/01/2023 10:22:52 AM FILED/CERT

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

Grantor's Name Sharon Wood Allen Grantee's Name Sharon Wood Allen and
Mailing Address 165 Grove Hill Dr Mailing Address Timothy James Allen
Alabaster, AL 35007 165 Grove Hill Dr.
Alabaster, AL 35007

Property Address 374 Fulton Springs Rd Date of Sale 2-1-2024
Alabaster, AL 35007 Total Purchase Price \$ ~~80,000~~
or
Actual Value \$ ~~80,000~~
or
Assessor's Market Value \$ 80,000

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 ☐ Appraisal
☐ Sales Contract ☐ Other
☐ 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 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 2-1-2024

Print Margaret C. Dawson

Unattested

Sign Margaret C. Dawson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1