



20230203000029190 1/5 \$42.00
Shelby Cnty Judge of Probate, AL
02/03/2023 12:40:24 PM FILED/CERT

This instrument was prepared by:
(Name) Joseph E. Walden, Attorney at Law
Address) P.O. Box 1610
Alabaster, AL 35007

Send Tax Notice to:
(Name) Nicole Fuller, c/o James Rodney Eaves
(Address) P.O. Box 213
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and .00/100s (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the **GRANTEE** herein, the receipt whereof is acknowledged, I or we, Craig Eaves and wife, Joyce F. Eaves, James Rodney Eaves, an unmarried man, Sonja Grace Burks and husband, Deryl Burks, Sherry Ann Hall, a married woman (herein referred to as **GRANTORS**) do grant, bargain, sell and convey unto

Brandie Merrell, Nicole Fuller and Matthew Eaves

(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:

See Exhibit "A" attached hereto and incorporated herein by reference for legal description.

None of the property conveyed herein by Sherry Ann Hall constitutes any of her Homestead property.
This Deed prepared without benefit title abstract or examination and grantees and grantors request.
This Deed prepared without benefit of a survey at grantees and grantors request.

Subject to easements, restrictions, rights of way, liens and encumbrances of record.
Subject to applicable zoning and subdivision regulations, if any.
Subject to mineral and mining rights, if any.
Subject to all taxes for 2022 and subsequent years which are a lien not yet payable.

William C. Eaves, James Rodney Eaves, Sonja Grace Burks, and Sherry Ann Hall are the sole children of William I Eaves, Jr. and Ozelle Eaves. No other children were born to or adopted by either William I. Eaves, Jr. or Ozelle Eaves. William I Eaves, Jr. died on the 19th day of April, 2012. Ozelle Eaves died on the 18th of January, 2022.

TO HAVE AND TO HOLD, To the said GRANTEE, 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.

And I(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said **GRANTEE**, his, her or 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 stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 30th day of December, 2022.

WITNESS

William Craig Eaves (Seal)
William Craig Eaves

Joyce Faye Eaves (Seal)
Joyce Faye Eaves

Sonja Grace Burks (Seal)
Sonja Grace Burks

Deryl Burks (Seal)
Deryl Burks

Sherry Ann Hall (Seal)
Sherry Ann Hall

James Rodney Eaves (Seal)
James Rodney Eaves



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STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that William Craig Eaves, whose name 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 conveyance and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2022.

Joseph E. Walden
Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Joyce Faye Eaves, whose name 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 conveyance and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2022.

Joseph E. Walden
Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Sonia Grace Burks, whose name 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 conveyance and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2022.

Joseph E. Walden
Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Deryl Burks, whose name 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 conveyance and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 30th day of December, 2022.

Joseph E. Walden
Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

STATE OF ALABAMA
SHELBY COUNTY

I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that James Rodney Eaves, whose name 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 conveyance and with full authority he executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2022.

Joseph E. Walden
Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026
My Commission Expires:

STATE OF ALABAMA
SHELBY COUNTY


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I, Joseph E. Walden, a Notary Public in and for said County, in said State, hereby certify that Sherry Ann Hall, whose name 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 conveyance and with full authority she executed the same voluntarily for the act of said Estate on the day the same bears date.

Given under my hand and official seal this 23rd day of December, 2022.

Joseph E. Walden
Notary Public

JOSEPH E. WALDEN
Notary Public, Alabama State at Large
My Commission Expires July 8, 2026

Exhibit "A"



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Parcel 1

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence N86°00'24"E a distance of 11.53' to a point on the Easterly R.O.W. line of Jonesboro Circle and the POINT OF BEGINNING; thence N89°28'57"E and leaving said R.O.W. line a distance of 408.29'; thence N89°21'50"E a distance of 212.03'; thence S00°42'00"E a distance of 235.00'; thence S89°18'00"W a distance of 41.10'; thence S00°42'00"E a distance of 210.00'; thence N89°18'00"E a distance of 41.10'; thence S00°42'00"E a distance of 230.02'; thence S89°29'38"W a distance of 640.98' to a point on the Easterly R.O.W. line of Jonesboro Circle; thence N01°03'15"E and along said R.O.W. line a distance of 154.70'; thence S88°56'45"E and leaving said R.O.W. line a distance of 210.00'; thence N01°03'15"E a distance of 210.00'; thence N88°56'45"W a distance of 210.00' to a point on the Easterly R.O.W. line of Jonesboro Circle; thence N01°03'15"E a distance and along said R.O.W. line of 310.00' to the POINT OF BEGINNING.

Said Parcel containing 8.56 acres, more or less.

Parcel 5

Commence at the NW Corner of the NW 1/4 of the NE 1/4 of Section 35, Township 21 South, Range 1 West, Shelby County, Alabama; thence N86°00'24"E a distance of 11.53' to a point on the Easterly R.O.W. line of Jonesboro Circle; thence N89°28'57"E and leaving said R.O.W. line a distance of 408.29'; thence N89°21'50"E a distance of 420.28' to the Westerly R.O.W. line of Egg and Butter Road; thence N89°09'19"E a distance of 59.84' to the Easterly R.O.W. line of Egg and Butter Road and the POINT OF BEGINNING; thence N89°23'44"E and leaving said R.O.W. line a distance of 248.50'; thence S07°24'37"W a distance of 245.47'; thence N83°08'09"W a distance of 180.73' to the Easterly R.O.W. line of Egg and Butter Road, to a curve to the right, having a radius of 820.00', subtended by a chord bearing of N09°40'52"W, and a chord distance of 222.36'; thence along the arc of said curve and along said R.O.W. line for a distance of 223.05' to the POINT OF BEGINNING.

Said Parcel containing 1.16 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name
Mailing Address

James R. Eaves
PO Box 213
Columbiana AL
35057

Grantee's Name
Mailing Address

Brandie Merrill
Nicole Fuller
Matter Lane

Property Address

110

Date of Sale

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

378 410

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 Per Will 1/4 UH live 94.602

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 2-3-23

Print

JAMES R EAVES

Sign

James R Eaves

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)

Form RT-1