

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-23-28910

Send Tax Notice To: Kameryn Alexandra Totten
Brandi Roper

150 West Highland Dr
Vincent, AL 35178

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 **Ninety Five Thousand Four Hundred Dollars and No Cents (\$95,400.00)**, 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, **Brian Lee Smith, a married man, Susan Annette Mitchell, a married woman and Leah Anne Wood, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Kameryn Alexandra Totten and Brandi Roper**, as joint tenants with right of survivorship (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.

Leah Anne Lowe and Leah Anne Wood are one in the same person.

\$93,672.00 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 16th day of February, 2023.

Brian Lee Smith
Brian Lee Smith

Susan Annette Mitchell
Susan Annette Mitchell

Leah Anne Wood
Leah Anne Wood

State of Alabama

County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brian Lee Smith, Susan Annette Mitchell, and Leah Anne Wood, 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 16th day of February, 2023.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 09-01-2024

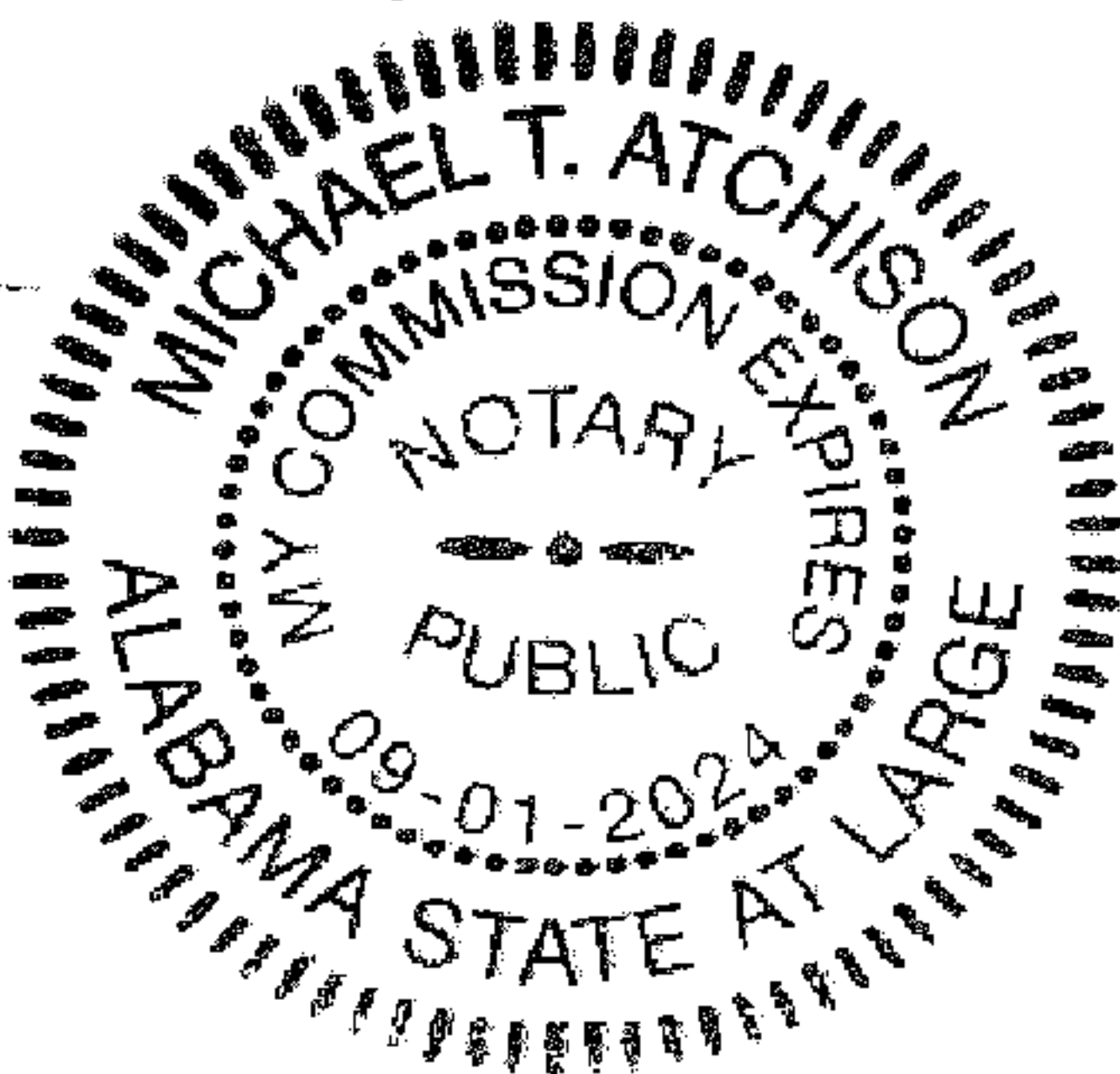


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL #1:

Begin at the NW corner of Section 14, Township 19, Range 2 East, in the Town of Vincent, Shelby County, Alabama, and run thence due South along the West section line of said section, a distance of 210 feet to a point; thence run due East a distance of 30 feet, more or less, to the center of a paved road or street, known as West Highland Avenue, to the point of beginning thence run in an easterly direction 56 feet, more or less, to the Central of Georgia Railway R/W line; thence run in a southeasterly direction along the said Central of Georgia Railway R/W line, a distance of 200 feet, more or less, thence run in a westerly direction along the North boundary line of James H. Sharbutt house lot in Vincent, Alabama, a distance of 175 feet, more or less, to the center of a paved road or street, being the said West Highland Avenue, a distance of 186 $\frac{2}{3}$ feet to the point of beginning. Said parcel of real estate being situated in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, Section 14, Township 19, Range 2 East.

PARCEL # 2:

That part of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 14, Township 19, Range 2 East, described as follows: Commencing at the NW corner of Section 14, Township 19, Range 2 East, and running due South along the section line a distance of 70 feet to the point of beginning; thence run South 34 degrees and 25 minutes East along the Central of Georgia right of way line a distance of 15 feet; thence westerly a distance of 86 feet, more or less, to the section line between sections 14 and 15; run thence due North along said section line a distance of 130 feet, more or less, to the point of beginning.

All situated in Section 14, Township 19, Range 2 East, 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	Brian Lee Smith Susan Annette Mitchell Leah Anne Lowe	Grantee's Name	Kameryn Alexandra Totten Brandi Roper
Mailing Address	<u>PO Box 261</u> <u>Vincent AL 35178</u>	Mailing Address	<u>150 West Highland Dr</u> <u>Vincent AL 35178</u>
Property Address	<u>150 West Highland Dr.</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>February 16, 2023</u>
		Total Purchase Price	<u>\$95,400.00</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 February 15, 2023Print Brian Lee Smith UnattestedSign Brian Lee Smith

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/17/2023 10:27:46 AM
\$32.00 BRITTANI
20230217000043270

Form RT-1*Allen S. Byrd*