

This Instrument was Prepared by:

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

File No.: MV-23-28929

Send Tax Notice To: Bethanie Marie Kilburn
Joyce C. Johnson

1881 20th Street
Calera, AL 35040

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 **Two Hundred Thirty Thousand Dollars and No Cents (\$230,000.00)**, 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, **Joseph E. Bryant and Lindsey D. Bryant**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Bethanie Marie Kilburn and Joyce C. Johnson**, 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

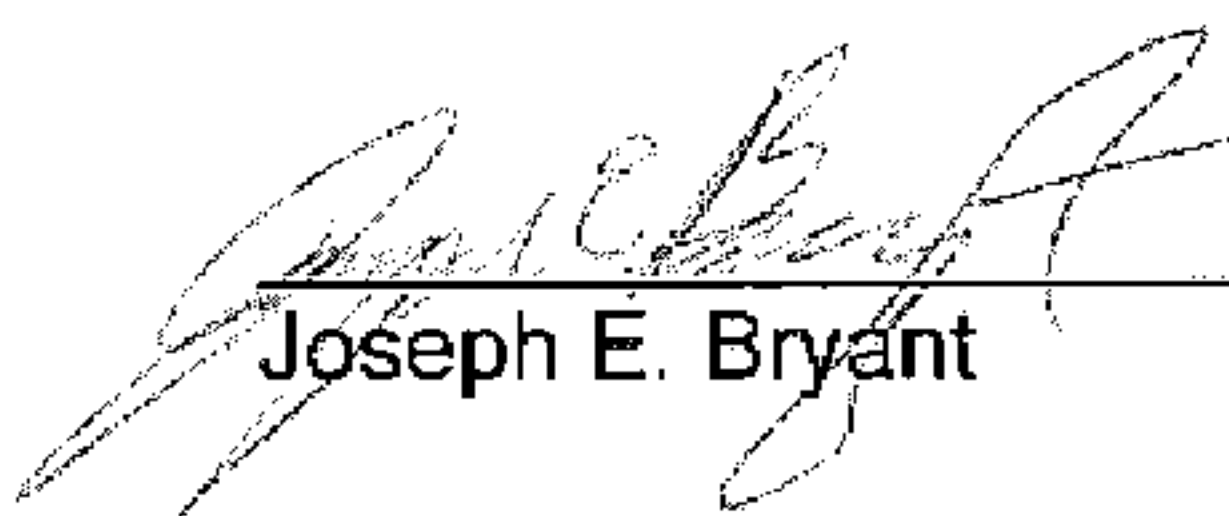
Property may be subject to taxes for 2023 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

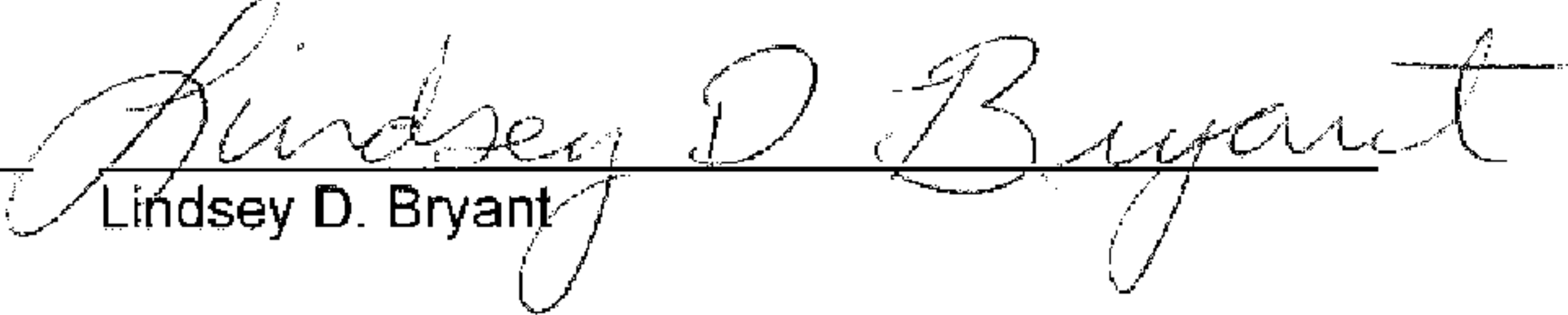
\$165,649.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 23rd day of February, 2023.


Joseph E. Bryant

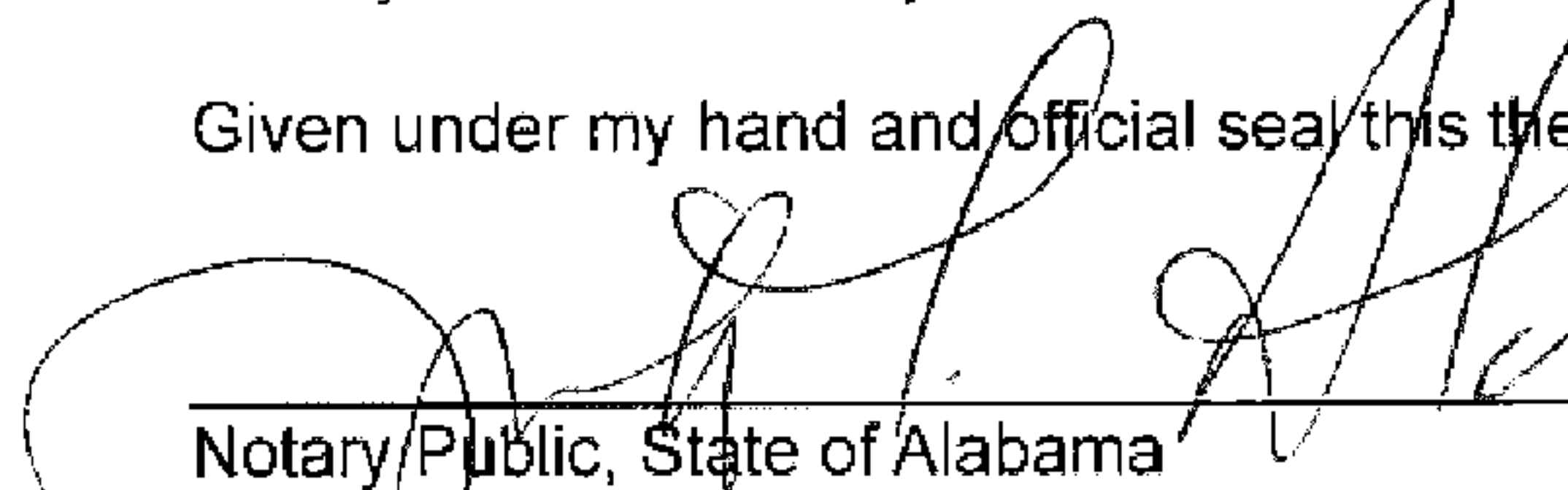

Lindsey D. Bryant

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 Joseph E. Bryant and Lindsey D. Bryant, 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 23rd day of February, 2023.


Notary Public, State of Alabama
My Commission Expires: 9-1-24

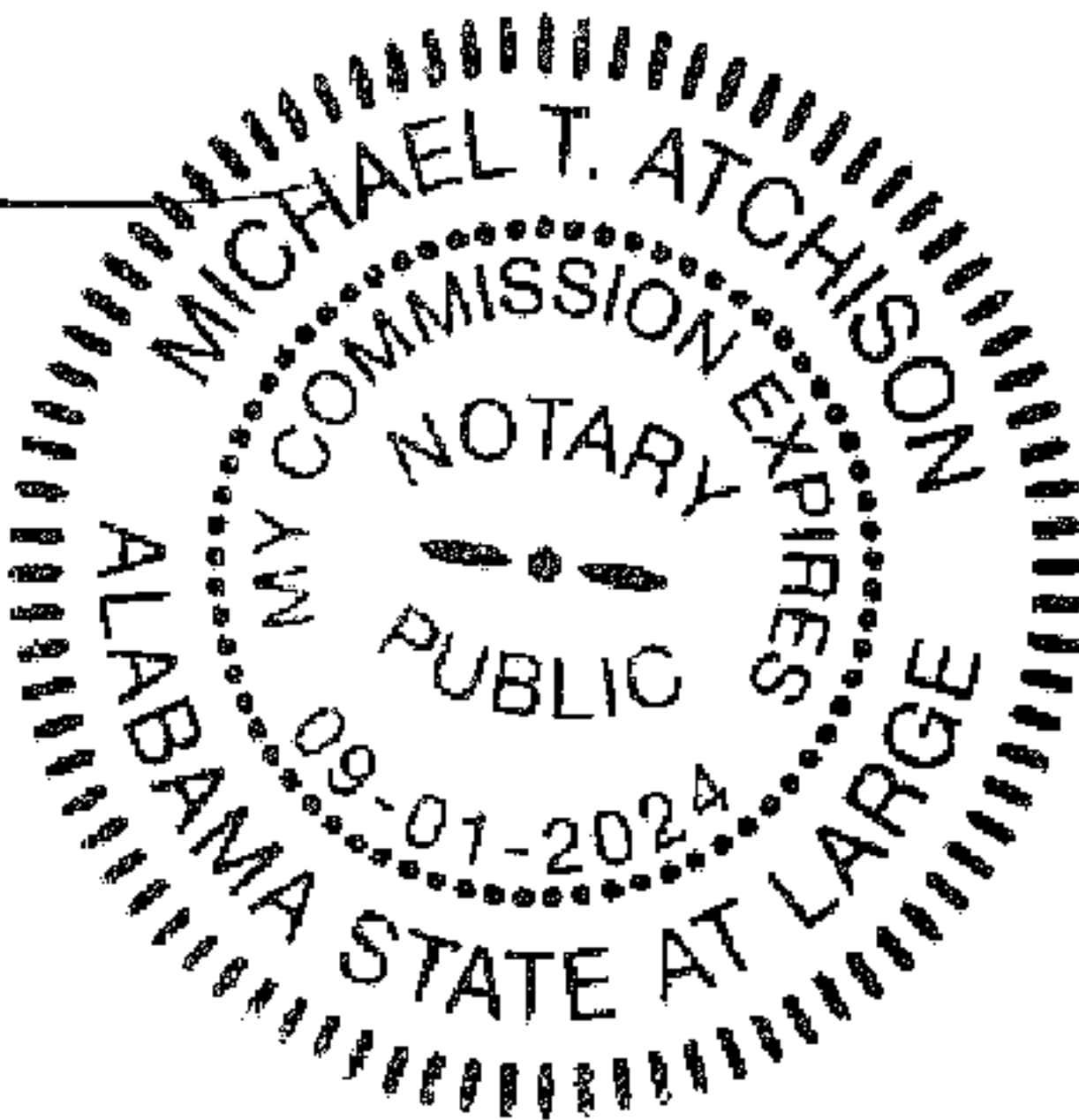


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Lot 4 according to Capps Subdivision, as recorded in Map book 3, Page 155, in the Office of the Judge of Probate of Shelby County, Alabama.

PARCEL II:

Lot 5 and the South 1/2 of Lot 4, according to the Map and Survey of Calmont Heights, as recorded in Map Book 3, Page 140 in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commencing at the Southeast corner of Section 20, Township 22, Range 2 West and run thence in a westerly direction along Freeman's Base Line and the South line of said Section for a distance of 146.13 feet to the point of beginning; thence turn an angle of 64 degrees 49 minutes to the right and run a distance of 192.72 feet; turn thence an angle of 90 degrees 00 minutes to the left and run 127 feet; turn thence an angle of 94 degrees 58 minutes to the left and run a distance of 140.53 feet to a point of intersection with the Base Line and with the South line of said Section 20; thence an angle of 59 degrees 51 minutes to the left and run thence in an easterly direction along said Base Line and the South line of said Section 20 for a distance of 124.31 feet to the point of beginning.

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

Grantor's Name	Joseph E. Bryant Lindsey D. Bryant	Grantee's Name	Bethanie Marie Kilburn Joyce C. Johnson
Mailing Address	<u>13846 Hwy 25</u> <u>Calera, AL 35040</u>	Mailing Address	<u>1881 20th St</u> <u>Calera, AL 35040</u>
Property Address	1881 20th St. Calera, AL 35040	Date of Sale	February 23, 2023
		Total Purchase Price	\$230,000.00
		or	
		Actual Value	
		or	
		Assessor's Market Value	

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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, 2023

Print Joseph E. Bryant

Unattested

Sign Joseph E. Bryant

(Grantor/Grantee/Owner/Agent) circle one

Filed and Recorded (verified by)
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/24/2023 02:22:58 PM
\$92.50 JOANN
20230224000050970

Alvin S. Bayl

Form RT-1

