

20230314000069840 1/4 \$265.00
Shelby Cnty Judge of Probate, AL
03/14/2023 10:45:24 AM FILED/CERT

PREPARER OF THIS INSTRUMENT HAS NOT EXAMINED TITLE AND MAKES NO REPRESENTATIONS NOR GUARANTEES THERETO.

THIS DOCUMENT PREPARED BY:	)	Send Tax Notice To:
Brian Hayes, Esq.	)	Rhonda F. Metcalf
3500 Colonnade Parkway, Suite 100	)	4516 Old Caldwell Mill Road
Birmingham, Alabama 35243	)	Birmingham, Alabama 35242
(205) 802-0696	)	
	)	
	)	
STATE OF ALABAMA	)	
SHELBY COUNTY	)	

WARRANTY DEED
with Life Estate Reserved

KNOW ALL MEN BY THESE PRESENTS that **Rhonda F. Metcalf, aka Rhonda F. Aynes, a married woman**, hereinafter referred to as Grantor, for and in consideration of Ten (\$10.00) dollars and other valuable consideration had and received and paid by **Collin Aynes, a married man**, hereto referred to as Grantee, the receipt of which is acknowledged, does hereby grant, bargain, sell, and convey all right, title, and interest in the following land and property, together with all improvements located thereon, lying in the County of Shelby, State of Alabama, to-wit:

A part of the N 1/2 of Section 3, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows: Begin at the NE corner of the SW 1/4 of NW 1/4 of said Section 3, thence West along the North line of same a distance of 206.28 feet; thence 90 deg. 34' to the left in a southerly direction a distance of 115.00 feet; thence 89 deg. 26' to the left in an Easterly direction a distance of 252.63 feet to the Westerly right of way of Old Caldwell Mill Road, said point on a curve to the right having a central angle of 1 deg. 20' a radius of 1076.92 feet; thence 111 deg. 15' to the left in a Northwesterly direction along the arc of said curve a distance of 25.06 feet to the point of tangent; thence along said tangent a distance of 97.66 feet; thence 69 deg. 25' to the left in a Westerly direction a distance of 4.00 feet to the point of beginning. Mineral and mining rights excepted.

Shelby County, AL 03/14/2023
State of Alabama
Deed Tax: \$233.00

SUBJECT TO:

1. General and special taxes or assessments for the year 2023 and subsequent years not yet due and payable.

Said realty being and intended to be the same realty described in the Warranty Deed conveyed to Rhonda F. Aynes, on December 20, 1990, recorded on April 22, 1991 in Book 339 Page 163 in the Probate Office of Shelby County, Alabama.

Grantor Rhonda F. Metcalf is one and the same person as Rhonda F. Aynes, the Grantee in the aforementioned deed in Book 339 Page 163 in the Probate Office of Shelby County, Alabama.

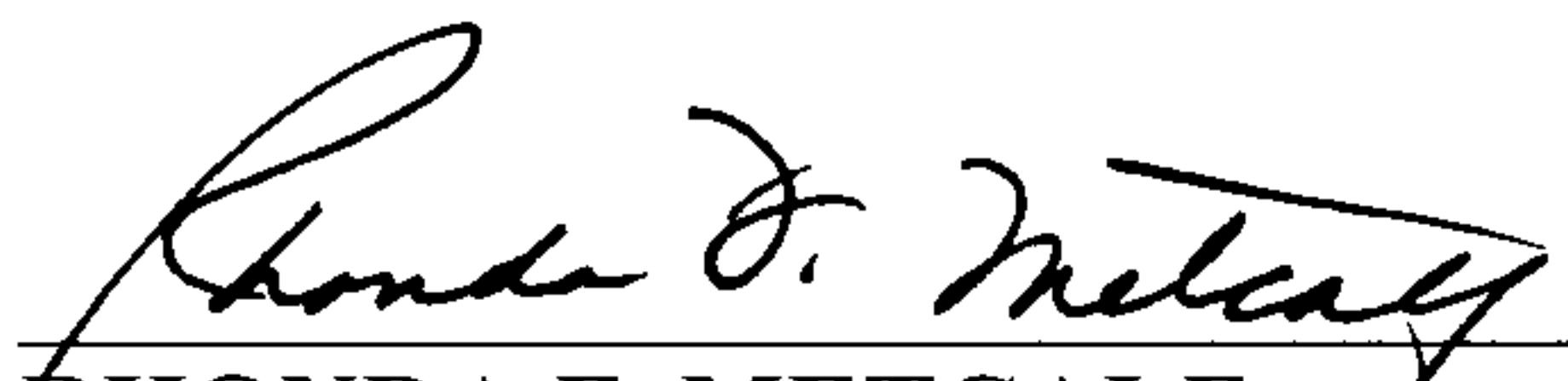
This property is the homestead of the Grantor, and Grantor's spouse has assented to this conveyance by signing the deed.

EXPRESSLY RESERVING A LIFE ESTATE in the above-described property unto **Thomas Arthur Metcalf and Rhonda F. Metcalf (a married couple)** and unto the survivor of either of them. Thomas Arthur Metcalf and Rhonda F. Metcalf, or the survivor of them, shall have full possession, benefit and use of the property, as well as the rents, revenues, and profits generated by the property during the term of their natural life.

Upon the death of the last to die of Thomas Arthur Metcalf and Rhonda F. Metcalf, the full possession, use, rents, revenues, and profits of the above-described property shall revert to the Grantee.

To have and to hold unto the said Grantee, and Grantee's heirs and assigns, forever. And Grantor does for the Grantor and the Grantor's heir, executors and administrators covenant with the said Grantee, and Grantee's heirs and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will and Grantor's heirs, executors and administrators shall warrant and defend the same to said Grantee, and Grantee's heirs and assigns forever, against the lawful claims of all persons.

Witness my hand and seal this the 14 day of February, 2023.

 (SEAL)
RHONDA F. METCALF

 (SEAL)
THOMAS ARTHUR METCALF

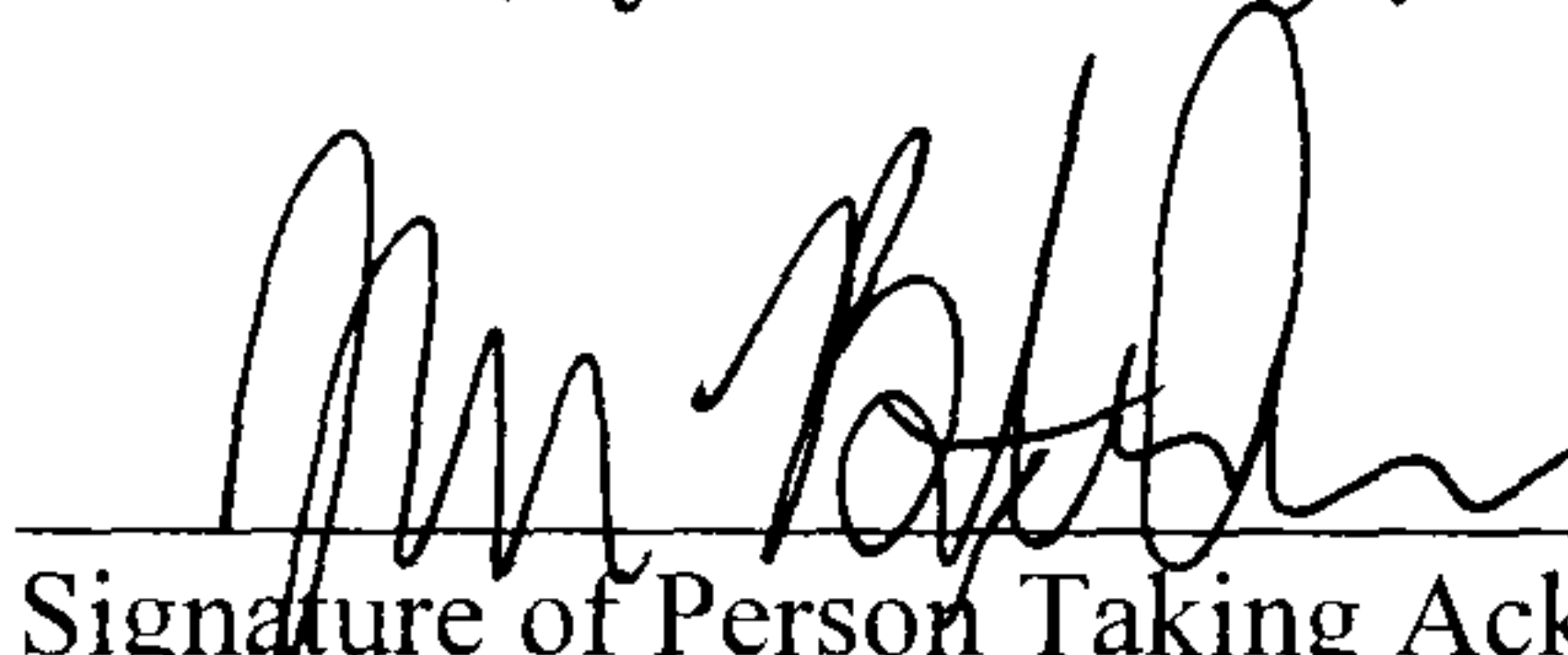
STATE OF ALABAMA)

COUNTY OF Jefferson)


20230314000069840 3/4 \$265.00
Shelby Cnty Judge of Probate, AL
03/14/2023 10:45:24 AM FILED/CERT

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Rhonda F. Metcalf, a married woman**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of February, 2023.

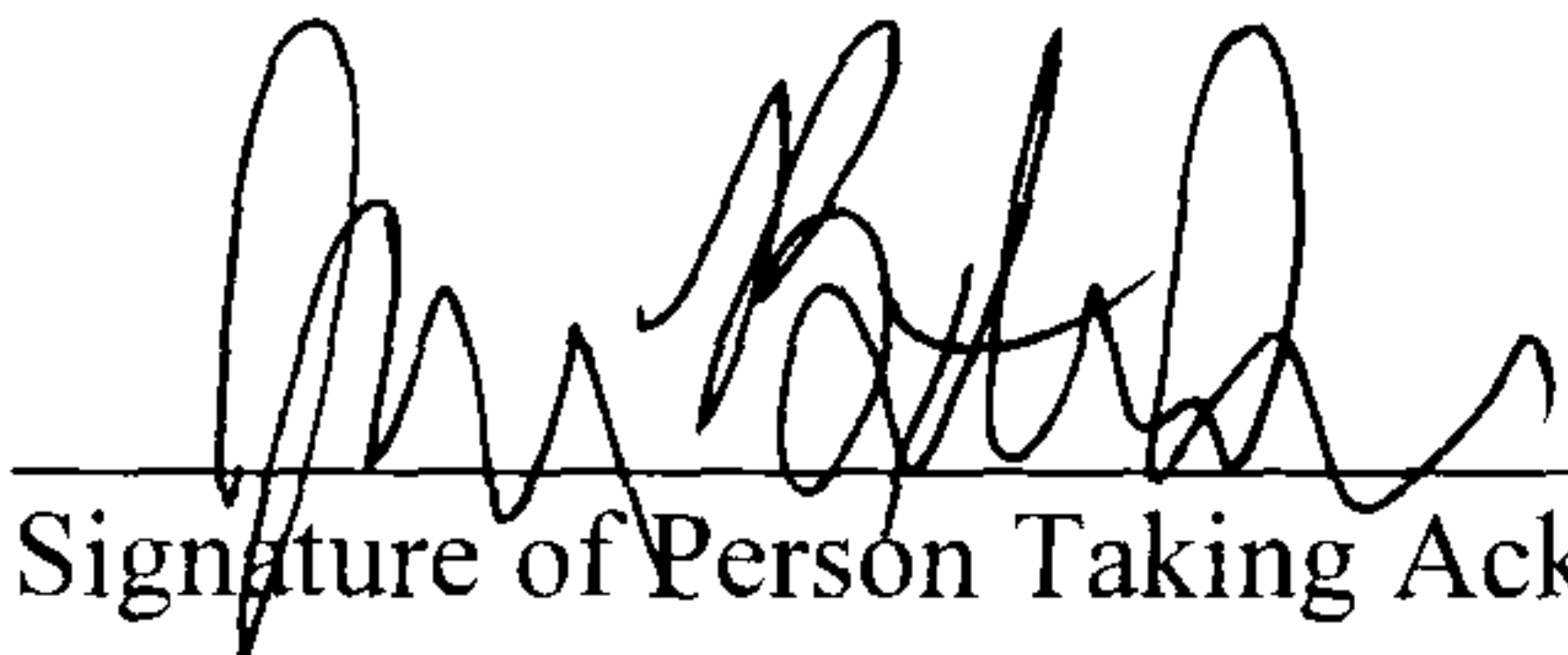


Signature of Person Taking Acknowledgment

My commission expires: 4-20-2026

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Thomas Arthur Metcalf, a married man**, whose name is signed to the foregoing conveyance of property, and who is known to me, acknowledged before me on this day that, being informed on the contents of the foregoing, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 14 day of February, 2023.



Signature of Person Taking Acknowledgment

My commission expires: 4-20-2026

Real Estate Sales Validation Form

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

Grantor's Name Rhonda Metcalf
Mailing Address 4516 Old Caldwell Mill Road
Birmingham, AL 35242

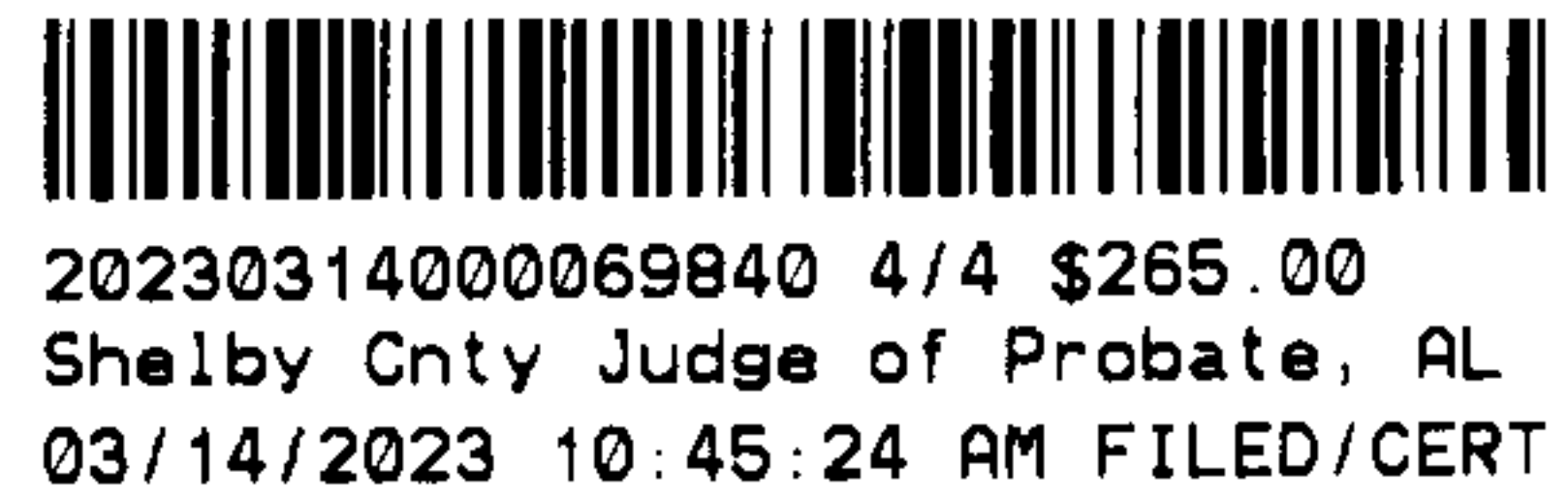
Grantee's Name Collin Aynes
Mailing Address 2359 Lakeside Dr
Birmingham, AL 35244

Property Address 4516 Old Caldwell Mill Road
Birmingham, AL 35242

Date of Sale 2/14/2023
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$ 233,000



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 tax assessor's market value
☐ 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 3/6/2023

Print Jack T. Carnoy

Sign [Signature]

☐ Unattested
(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1