

This instrument was prepared by:
Ellis, Head, Owens, Justice & Arnold
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
John P. Douglas & Susan R. Douglas
681 Hwy 57
Vincent, AL 35178

20230426000121130 1/3 \$274.00
Shelby Cnty Judge of Probate, AL
04/26/2023 09:50:14 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Forty Six Thousand and No/00 Dollars (\$246,000.00) and other good and valuable consideration, to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, John B. Justice, a married man, (herein referred to as grantor, whether one or more) does grant, bargain, sell and convey unto, John P. Douglas and wife, Susan Rena Douglas, (herein referred to as grantee, whether one or more), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, described as follows:

See Attached Exhibit "A" for Legal description.

Plus all easements appurtenant to or benefiting the above-described property.

Subject to 2023 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record. All easements appurtenant to or benefiting the above-described property.

This property constitutes no part of the homestead of grantor or his spouse.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 25th day of April, 2023.

John B. Justice

STATE OF ALABAMA
SHELBY COUNTY

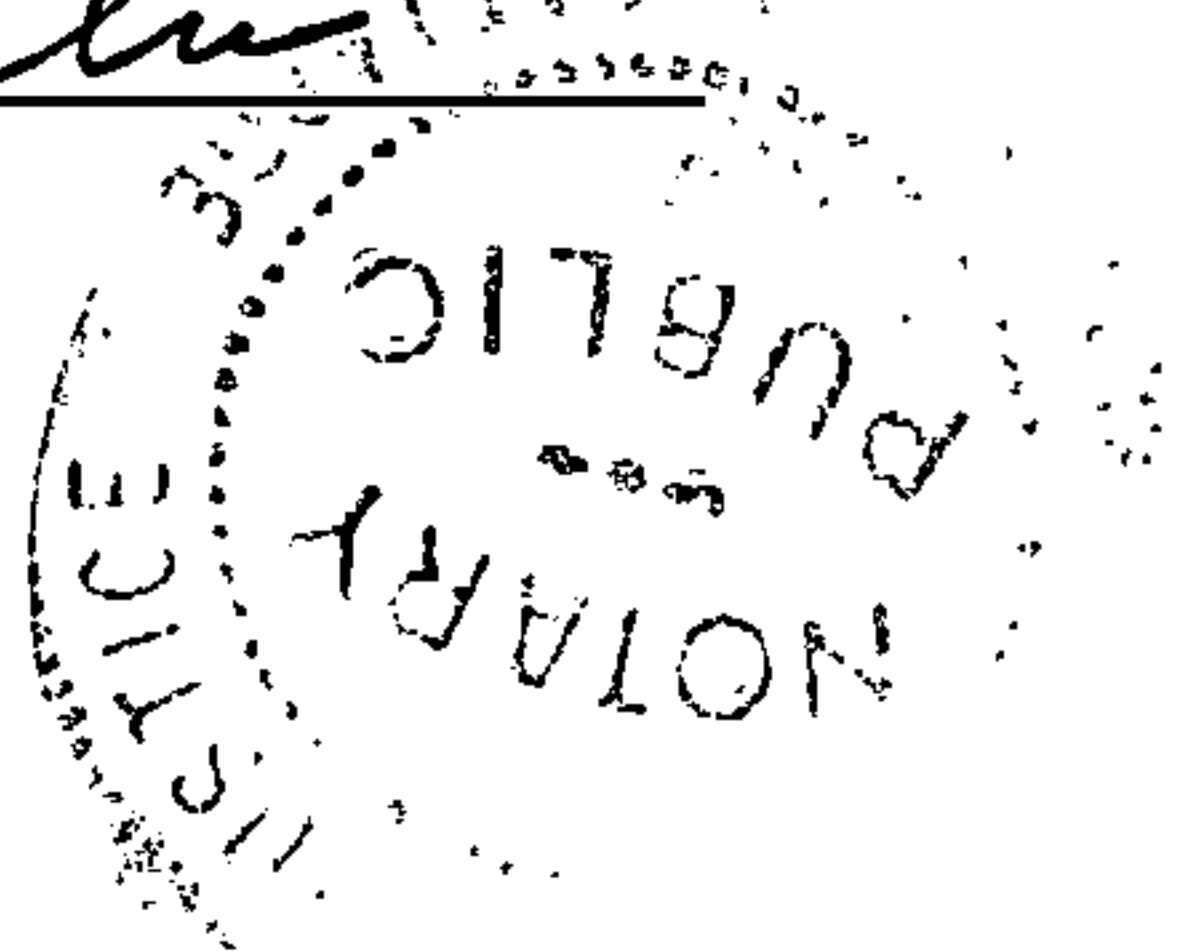
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John B. Justice, who is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, 2023.

William R. Justice
Notary Public

My Commission Expires: 9/12/23

Shelby County, AL 04/26/2023
State of Alabama
Deed Tax: \$246.00





20230426000121130 2/3 \$274.00
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EXHIBIT "A"

LEGAL DESCRIPTION

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 27, Township 18 South, Range 2 East; the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 28, Township 18 South, Range 2 East, and property described as beginning at a point on the North line of the Southeast $\frac{1}{4}$ of the SE $\frac{1}{4}$, Section 28, Township 18 South, Range 2 East, Shelby County, Alabama, which point lies 164 feet East of the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section, said point lying in an existing roadway; thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 164 feet to the Northwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn left and run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 634 feet, more or less, to the centerline of said existing roadway; thence turn left and run Northeasterly along the centerline of said existing roadway to the point of beginning, being one acre, more or less.

JB



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Real Estate Sales Validation Form

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

Grantor's Name John B. Justice
Mailing Address 182 Revere Drive
Madison, AL 35758

Grantee's Name John P. Douglas & Susan R. Douglas
Mailing Address 681 Hwy 57
Vincent, AL 35178

Property Address Hwy 25
Vincent, AL 35178

Date of Sale 4-25-23
Total Purchase Price \$ 246,000.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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 4-25-23

Print John B. Justice

☐ Unattested

(verified by)

Sign

John B. Justice
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1