



20230428000125590 1/3 \$64.50
Shelby Cnty Judge of Probate, AL
04/28/2023 02:08:12 PM FILED/CERT

This instrument was prepared by:
Oak Mountain Law, LLC
2363 Lakeside Dr. Birmingham, AL. 35244

Send Tax Notice to: Glen & Judy Autry
P.O. Box 43
Chelsea, AL 35043

TITLE NOT EXAMINED

WARRANTY DEED (JWROS)

STATE OF ALABAMA)
)
COUNTY OF SHELBY) **KNOW ALL PERSONS BY THESE PRESENTS:**


That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned **Marvin Glen Autry, Jr., a married man**, (hereinafter referred to as "Grantor"), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **Marvin Glen Autry, Jr, Judy C. Autry, and Russell N. Autry** (herein referred as "Grantees"), for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, all his right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to-wit: **See Exhibit A which is attached hereto and made a part hereof.**

Property is not the homestead of grantor. This conveyance is intended to convey parcels 09-8-34-0-001-005.013 & 09-8-27-0-001-024.007 subject to: Restrictions, right of ways, easements, and covenants, of record.

TO HAVE AND TO HOLD unto 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.

The Grantor does, for himself and for his heirs, executors and administrators, covenant with the said Grantees and for his heirs, assigns and successors, that Grantor is lawfully seized in fee simple of said real property, and that aforesaid property is free from all encumbrances except as shown above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor and his heirs, executors, administrators, assigns and successors warrant and defend the same to the said Grantees, their heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereto set their signature(s) and seal, this the 28th day of April 2023.

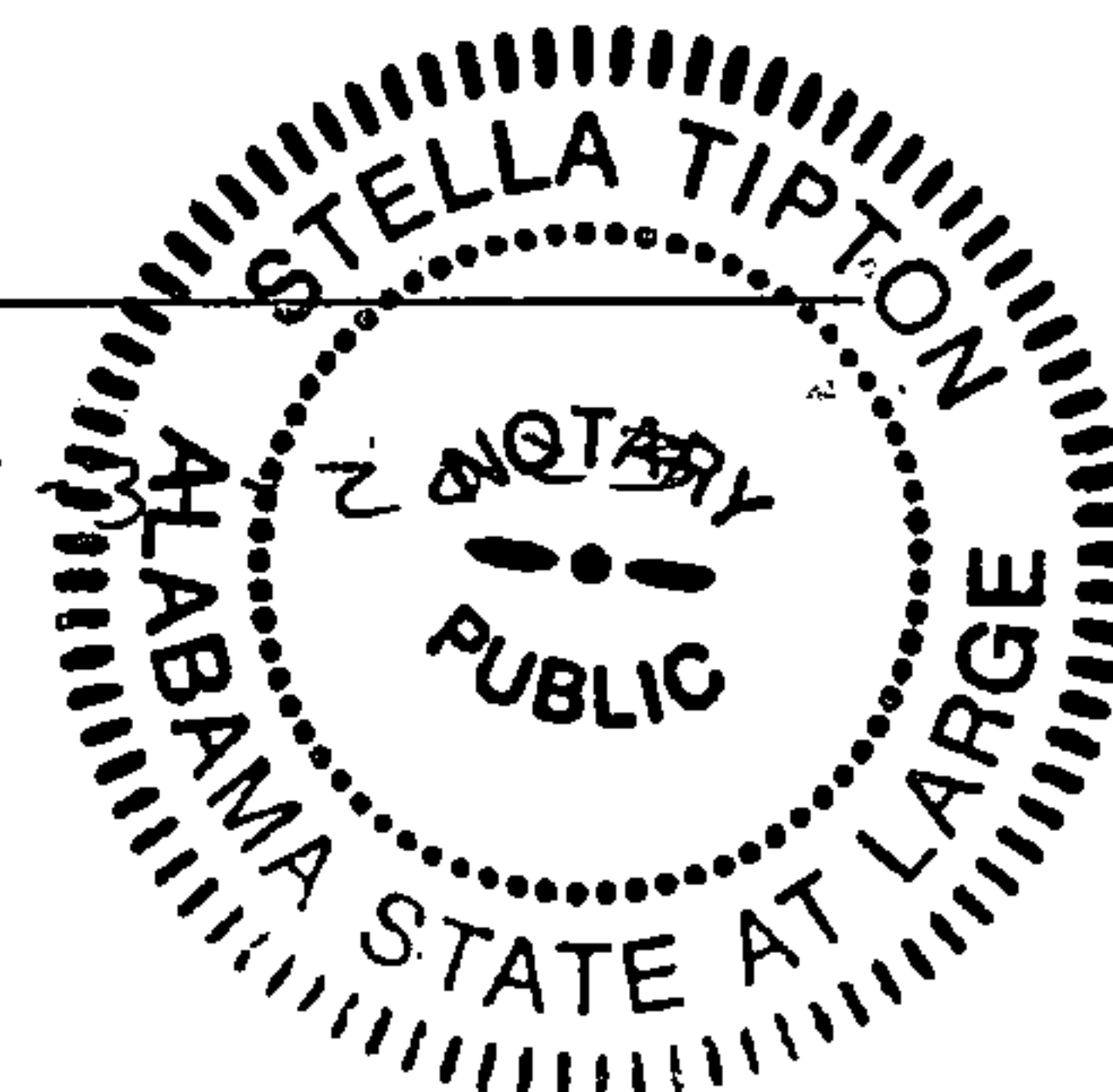

Marvin Glen Autry, Jr.

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Marvin Glen Autry, Jr.** 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 28th day April 2023.


Notary Public
My Commission Expires: 5



Shelby County, AL 04/28/2023
State of Alabama
Deed Tax: \$35.50



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EXHIBIT A

Commencing at the Southeast Corner of Section 27, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 0 degrees 39 minutes 04 seconds West, a distance of 797.84 feet; thence South 89 degrees 20 minutes 56 seconds West, a distance of 1247.70 feet; thence South 39 degrees 46 minutes 44 seconds West, a distance of 137.85 feet; thence South 26 degrees 03 minutes 08 seconds East, a distance of 134.82 feet; thence South 47 degrees 56 minutes 11 seconds West, a distance of 399.39 feet; thence South 15 degrees 58 minutes 33 seconds East, a distance of 167.57 feet for the POINT OF BEGINNING; thence South 22 degrees 43 minutes 02 seconds West, a distance of 311.08 feet; thence North 28 degrees 37 minutes 44 seconds West, a distance of 139.05 feet; thence South 63 degrees 02 minutes 38 seconds West, a distance of 199.55 feet; thence South 26 degrees 57 minutes 22 seconds East, a distance of 200.00 feet; thence North 63 degrees 13 minutes 07 seconds East, a distance of 134.84 feet; thence South 50 degrees 01 minute 40 seconds West, a distance of 328.91 feet; thence North 0 degrees 56 minutes 48 seconds West, a distance of 178.17 feet; thence North 10 degrees 25 minutes 10 seconds West, a distance of 80.25 feet; thence South 58 degrees 25 minutes 50 seconds West, a distance of 162.00 feet; thence South 21 degrees 19 minutes 59 seconds East, a distance of 195.83 feet; thence North 28 degrees 47 minutes 52 seconds West, a distance of 174.11 feet; thence North 12 degrees 18 minutes 26 seconds East, a distance of 178.42 feet; thence North 36 degrees 19 minutes 43 seconds East, a distance of 282.00 feet; thence North 83 degrees 46 minutes 13 seconds East, a distance of 370.86 feet to the POINT OF BEGINNING; said described tract containing 2.97 acres, more or less.

Real Estate Sales Validation Form

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

Grantor's Name Marvin Glen Autry, Jr.
Mailing Address P.O. Box 43
Chelsea, AL 35043

Grantee's Name Marvin Glen Autry, Jr. Judy C. Autry, Russell N. Autry
Mailing Address P.O. Box 43
Chelsea, AL 35043

Property Address Chelsea, AL

Date of Sale 4/28/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$52,750 2/3 = \$35,167

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

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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 4-28-2023

Print Marvin Glen Autry, Jr.

☐ Unattested

(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one