

This Instrument was Prepared by:

Send Tax Notice To: Braxton Rich
Bettrice Rich

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

File No.: MV-23-29097

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 **Four Hundred Ninety Thousand Dollars and No Cents (\$490,000.00)**, 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, **Lesa W Nivens**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Braxton Rich and Bettrice Rich**, 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.

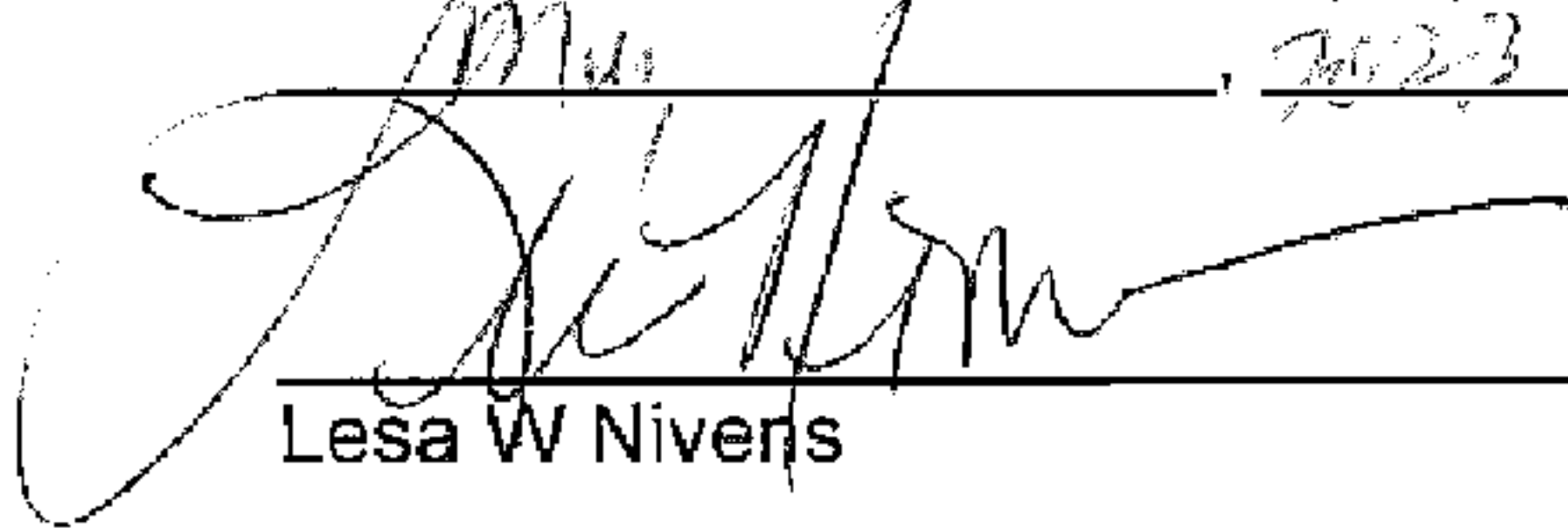
Grantor herein is the surviving grantee in Inst #20170724000262800, the other grantee is Barry P. Benefield is deceased having died August 26, 2022.

\$400,000.00 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 10th day of

May, 2023.

Lesa W Nivens

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 Lesa W Nivens, 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 10th day of May, 2023.


Notary Public, State of Alabama

My Commission Expires: 9-1-24

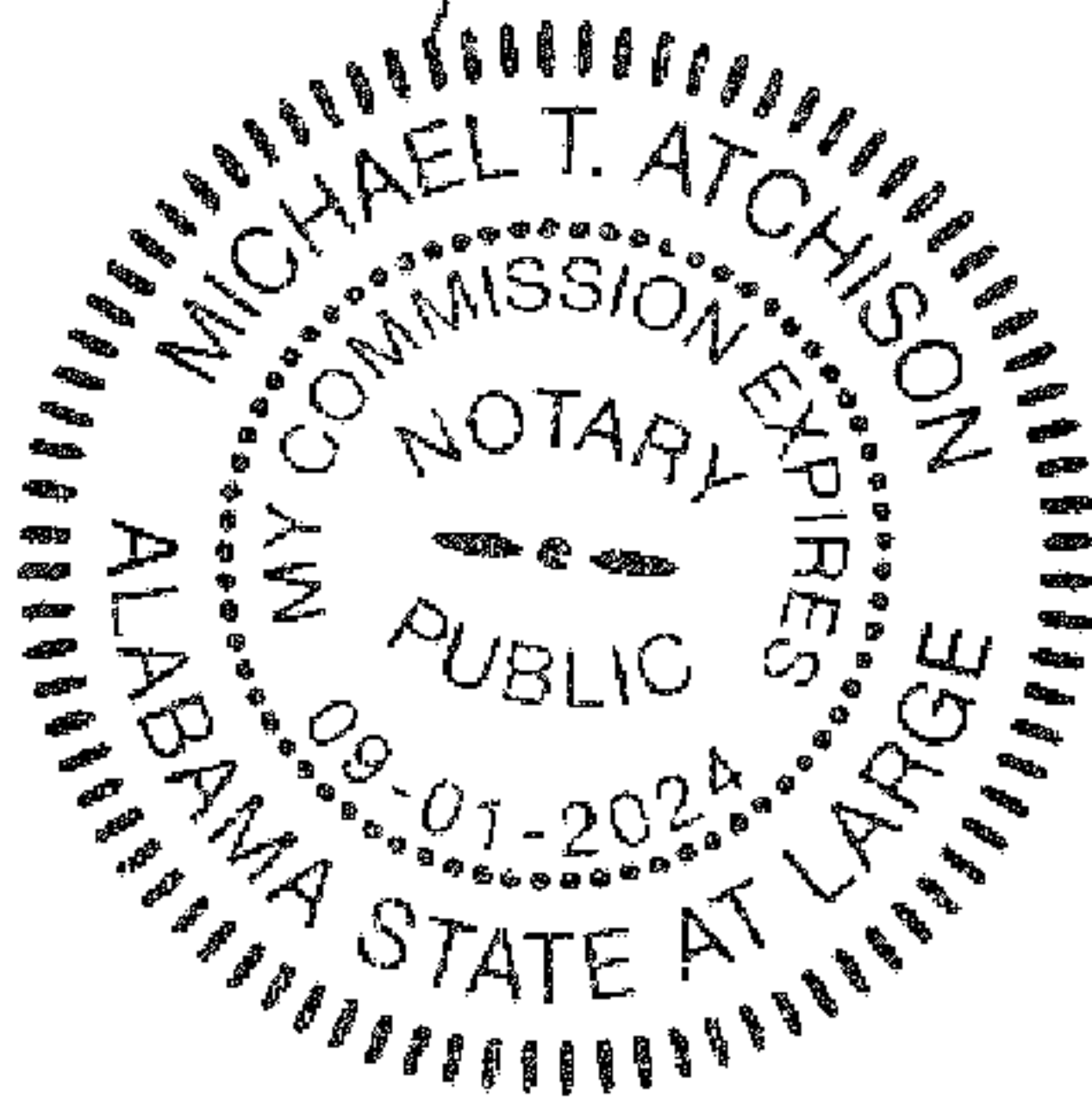


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Commence at the monument marking the NE corner of the SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West, as surveyed by Frank W. Wheeler; thence run South 89 degrees 00 minutes West along North line of said quarter-quarter section a distance of 1016.4 feet to the NW corner of Henry Moon lot, being the point of beginning of lot herein described, and which is marked by an iron pin; thence turn an angle of 90 degrees to the left and run southerly along the West boundary of said Moon lot and along the West boundary of the W. W. Rabren lot for a distance of 264 feet to the NE corner of the lot purchased by Sidney M. Bird, Jr. and wife, as shown by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 236, Page 697; thence run westerly along the North boundary of said Bird lot for a distance of 150 feet to the East boundary of East Sterrett Street; thence run northerly along the East boundary of said street to the North boundary of the SE 1/4 of the SW 1 /4 150 feet to point of beginning.

ALSO: Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence run North 2 degrees 19 minutes West along the West boundary of Section 24, Township 21 South, Range 1 West a distance of 1311.26 feet to a point, being the NW corner of SW 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; thence North 85 degrees 28 minutes East along the North boundary of said SW 1/4 of SW 1/4 (according to W. R. Parson's Survey 1944) a distance of 1337 feet, being the NE corner of said SW 1/4 and also the point of intersection with an old established fence line; thence North 2 degrees 06 minutes 30 seconds West along said old fence line and being the East boundary of the Harris M. Gordon property a distance of 335.4 feet, more or less, to point of intersection of a fence separating the Frank Ellis property and the J. D. Falkner-W.T. Bradley property; thence South 48 degrees 22 minutes East along the said fence separating the Frank Ellis and J. D. Falkner-W.T. Bradley property a distance of 207.6 feet, more or less, to a point marking the NE corner of the J. T. Davis property, and which is the point of beginning of the lot herein described; thence continue in the same direction for a distance of 262.4 feet, more or less, to a point on the North boundary of SE 1/4 of SW 1/4 of said Section 24; thence run westerly along the North boundary of said SE 1/4 of SW 1/4 to a point where said North boundary intersects the East boundary of said J. T. Davis property; thence run northerly along the East boundary of said Davis property to the point of beginning.

PARCEL II:

The northernmost 125 feet of the hereinafter described tract of land: Begin at the southwest corner of Section 24, Township 21 South, Range 1 West and run North along the West line of said Section 540 feet to the North line of Sterrett Street, in the Town of Columbiana, Alabama; thence in an easterly direction along the North line of Sterrett Street 1127 feet to the southwest corner of the one acre Williams lot; thence westerly along the North line of Sterrett Street 30 feet to the point of beginning of the tract of land herein described; thence North 782.5 feet to the North line of the SW 1/4 of SW 1/4 of Section 24; Township 21 South, Range 1 West; thence West 100 feet along said forty line; thence South and parallel with the East side of said lot 782.5 feet to the North line of Sterrett Street; thence East along said 100 feet to the point of beginning. All lying and being situated in the SW 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

PARCEL III:

Beginning at the NE corner of SE 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; thence run South 89 degrees 00 minutes West along North line of said quarter-quarter section a distance of 1016.4 feet to NW corner of Henry Moon lot, which is marked by an iron pin; thence continue westerly along North boundary of said quarter-quarter section 203.1 feet to the West boundary of a street, which said point is marked by an iron pin; thence turn an angle of 89 degrees 42 minutes left and run along West boundary line of said street a distance of 99 feet to point of beginning of the lot herein described and conveyed which is the NE corner of Cecil Duke lot; thence turn an angle of 90 degrees right and run thence along North boundary of said Duke lot 150 feet to an iron pin which iron pin is in the line of an old wire fence and is the NW corner of said Duke lot and being the East boundary of J. B. Turner land; thence turn an angle of 90 degrees right and run thence along said wire fence 126 feet to an iron pin; thence turn angle of 90 degrees right and run a distance of 150 feet to the West boundary of said street; thence turn angle of 90 degrees right and run along West boundary line of said street 126 feet to point of beginning. ALSO, an easement for the purpose of constructing, reconstructing, maintaining and repairing a sewer line together with the necessary right of access, ingress and egress thereto and therefrom in or under and along the following described property: 4 feet in width on either side of a center line described as follows: Commencing at the NE corner of Cecil Duke lot on West boundary of East Sterrett Street (also being SE corner of James T. Davis lot); thence South along said West boundary of East Sterrett Street 44 feet to point of beginning of easement herein described; thence northwesterly 78.6 feet to point of ending on North boundary of said Cecil Duke lot, said point lying 65.3 feet West of said NE corner of Cecil Duke lot.

PARCEL IV:

Commence at the SW corner of Section 24, Township 21 South, Range 1 West; thence North 2 degrees 19 minutes West along the West boundary of Section 24, Township 21 South, Range 1 West, a distance of 1311.26 feet to a point, being the NW corner of SW 1/4 of SW 1/4, Section 24, Township 21 South, Range 1 West; thence North 85 degrees 28 minutes East along the North boundary of said SW 1/4 of SW 1/4 (according to W. R. Parson's Survey of 1944) a distance of 1337.0 feet to point of beginning; being the NE corner of said SW 1/4 of SW 1/4 and also point of intersection with an old established fence line; thence North 2 degrees 06 minutes 30 seconds West along the said old fence line and being the East boundary of the Harris M. Gordon property, a distance of 335.4 feet, more or less, to point of intersection of a fence separating the Frank Ellis property and the J. D. Falkner-W.T. Bradley property; thence South

48 degrees 22 minutes East along the said fence separating the Frank Ellis and J. D. Falkner-W. T. Bradley property a distance of 207.6 feet, more or less, to a point lying on the North extension of the West boundary of a street fronting the J. T. Davis lot; thence South 2 degrees 06 minutes 30 seconds East along the said North extension of the West boundary of a street a distance of 191.9 feet, more or less, to a point (being the present NE corner of the J. T. Davis lot); thence South 87 degrees 53 minutes 30 seconds West along the North boundary of the J. T. Davis lot a distance of 150.0 feet to a point; thence North 2 degrees 06 minutes 30 seconds West along an old fence line a distance of 9.0 feet to the point of beginning.

PARCEL V:

A part of the SW 1/4 of SW 1/4 of Section 24, Township 21 South, Range 1 West, described as follows: Commence at the SW corner of said Section 24, Township 21 South, Range 1 West, and run North along the West line of said Section a distance of 540.0 feet to the North line of Sterrett Street in the City of Columbiana, Alabama; thence run in an easterly direction along the North line of Sterrett Street a distance of 1127.0 feet, more or less, to the point of beginning of the tract herein described, said point of beginning being the SW corner of the one acre Williams lot; thence in a westerly direction along the North line of Sterrett Street 30.0 feet, more or less, to the SE corner of the Vivian Turner McNeill lot; thence North parallel to the East line of the SW 1/4 of SW 1/4 of Section 24, a distance of 782.5 feet, more or less, to the North line of the said 1/4-1/4 section; thence run East along the North line of said 1/4-1/4 section a distance of 239.0 feet, more or less, to the NE corner of said 1/4-1/4 section; thence run South along the East line of said 1/4-1/4 section a distance of 573.5 feet, more or less, to the NE corner of the Williams lot; thence run West along the North line of said Williams lot a distance of 209.0 feet; thence run South along the West line of the Williams lot a distance of 209.0 feet, more or less, to the North line of Sterrett Street and the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama.

EXCEPT ROAD RIGHT OF WAY to the City of Columbiana as shown by instrument recorded in the Probate office of Shelby County, Alabama in Deed Book 233, Page 635.

LESS AND EXCEPT: Deed Book 290, Page 141, Deed Book 290, Page 148 and Deed Book 297, Page 646, recorded in Probate Office, Shelby County, Alabama.

24-MONTH CHAIN OF TITLE: Instrument #20170724000262800, being a Warranty Deed, Jointly for Life with Remainder to Survivor, dated July 13, 2017, to Barry P. Benefield and Lesa W. Nivens



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/12/2023 10:54:50 AM
 \$521.00 JOANN
 20230512000141170

Allie S. Beal

Real Estate Sales Validation Form

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

Grantor's Name	<u>Lesa W Nivens</u>	Grantee's Name	<u>Braxton Rich</u> <u>Bettrice Rich</u>
Mailing Address	<u>1356 Hazardwood DR East</u> <u>Gulf Shores AL 36542</u>	Mailing Address	<u>312 E Sterrett St</u> <u>Columbiana, AL 35051</u>
Property Address	<u>312 E Sterrett St.</u> <u>Columbiana, AL 35051</u>	Date of Sale	
		Total Purchase Price	<u>\$490,000.00</u>
		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)

<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 May 02, 2023

Print Lesa W Nivens

 Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one