This Instrument was Prepared by:

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

File No.: MV-23-29114

Send Tax Notice To: Kevin Hand

Jennifer Hand

129 Dogwood 1-Alabate, At 35007

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

Yesents:
Yesents:

County of Shelby

That in consideration of the sum of Thirty Two Thousand Dollars and No Cents (\$32,000.00), 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, John Dudley and Donna Dudley, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Kevin Hand and Jennifer Hand, (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.

**\$25,600.00** 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 26th day of May, 2023.

John Dudley

Donna Dudley

State of Alabama

County of Shelby

I, Market Telefold, Sow, a Notary Public in and for the said County in said State, hereby certify that John Dudley and Donna Dudley, 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 26th day of May, 2023.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

## EXHIBIT "A" LEGAL DESCRIPTION

Commence at the SW corner of the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West and run easterly along the South line of said SE 1/4 of SE 1/4 a distance of 96.08 feet to a point at the Southeast corner of the Sam Stinson lot; thence turn an angle of 88 degrees 20 minutes 30 seconds left and run northerly along the East line of said Sam Stinson lot a distance of 231.30 feet to the point of beginning; thence continue along the same line a distance of 245.00 feet to a point approximately 20 feet South of the centerline of Sterrett Street; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run easterly and parallel with the centerline of Sterrett Street for a distance of 67.5 feet to a point; thence turn an angle of 89 degrees 31 minutes 30 seconds right and run southerly a distance of 245.00 feet to a point; thence turn an angle of 90 degrees 28 minutes 30 seconds right and run westerly a distance of 67.5 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of SE 1/4, Section 23, Township 21 South, Range 1 West. According to survey of Lewis H. King, Jr., RLS #12487, dated August 22, 1987. Situated in Shelby County, Alabama

The contraction of the contracti



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/30/2023 11:00:43 AM
\$34.50 JOANN
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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 Dudley Donna Dudley	Grantee's Nam	e Kevin Hand Jennifer Hand
Mailing Address		Mailing Addres	S / ~
	1041 Hay, 311 Shelby, AL. 35143		129 baston di Tron
Property Address	205 Sterrett St.	Date of Sal	e May 26, 2023
	Columbiana, AL 35051	Total Purchase Price	
		or Actual Value	<b></b>
		Actual value	<u></u>
		Assessor's Market Value	e
one) (Recordation Bill of Sale  xx Sales Cor  Closing St	of documentary evidence is not restrict tract tatement	equired) Appraisal Other	nformation referenced above, the filing
of this form is not r	equired.		
		Instructions	
Grantor's name an current mailing add		ame of the person or persons o	conveying interest to property and their
Grantee's name an conveyed.	d mailing address - provide the n	ame of the person or persons t	to whom interest to property is being
Property address -	the physical address of the prope	erty being conveyed, if available	€.
Date of Sale - the	date on which interest to the prope	erty was conveyed.	
Total purchase price the instrument offer	•	ourchase of the property, both r	eal and personal, being conveyed by
	red for record. This may be evide	· · · · · · · · · · · · · · · · · · ·	eal and personal, being conveyed by ed by a licensed appraiser of the
valuation, of the pr		official charged with the respo	air market value, excluding current use nsibility of valuing property for property labama 1975 § 40-22-1 (h).
·	that any false statements claimed		s document is true and accurate. I imposition of the penalty indicated in
Date <u>May 24, 2023</u>	3	Print John Dudley	
Unattested		Sign	
	(verified by)	(Granto	r/Grantee/Owner/Agent) circle one