

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Richard L. Fox and Elizabeth R. Fox
4040 Highway 22
Montevallo, Alabama 35115

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

On this May 31, 2023, That for and in consideration of **ONE HUNDRED THIRTY FOUR THOUSAND AND NO/100 (\$134,000.00) DOLLARS,** and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR **TERRI J. HOLCOMBE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF BETTY JOHNSTON AKA BETTY B. JOHNSTON, DECEASED, SHELBY COUNTY CASE NO. PR-2023-00200,** (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **RICHARD L. FOX and ELIZABETH R. FOX,** (herein referred to as "Grantees"), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA,** to wit:

A parcel of land located in the NW ¼ of the SE ¼, Section 5, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at an iron pipe on the South right of way of Shelby County Highway No. 22, said iron being South 89 degrees 40 minutes East 800.1 feet from the Northwest corner of said ¼ - ¼ section; thence run South 01 degrees 53 minutes East 435.97 feet to an iron; thence run West 88.79 feet to an iron; thence run North 04 degrees 27 minutes 37 seconds East 228.32 feet to an iron; thence run North 01 degrees 53 minutes West 201.21 feet to the intersection of the South right of way of Shelby County Highway No. 22; thence run North 83 degrees 42 minutes 02 seconds East along said right of way 63.71 feet to the point of beginning.

Subject to:

1. General and special taxes or assessments for the year 2023 and subsequent years not yet due and payable.-
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantor.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions of record.

Betty B. Johnston was the surviving grantee of deed recorded in Inst. No. 1992-27347. The other grantee, James R. Johnston, having died on or about the 20th day of February, 2003.

The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, for and during their joint lives as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR'S, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEEES, and with GRANTEEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any restrictions pertaining to the Real Estate of record in the Probate Office of **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEEES, and GRANTEEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 31, 2023.

GRANTOR:

Terri J. Holcombe as Personal Representative

Terri J. Holcombe, as Personal Representative of the Estate of Betty Johnston AKA Betty B. Johnston, Deceased, Shelby County Case No. PR-2023-00200

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Terri J. Holcombe, as Personal Representative of the Estate of Betty Johnston AKA Betty B. Johnston, Deceased, Shelby County Case No. PR-2023-00200, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Terri J. Holcombe, as Personal Representative of the Estate of Betty Johnston AKA Betty B. Johnston, Deceased, Shelby County Case No. PR-2023-00200 executed the same voluntarily with full authority, on the day the same bears date.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of May 31, 2023.

C. Ryan Sparks
C. Ryan Sparks, Notary Public

My Commission Expires: December 10, 2023



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Estate of Betty Johnston
 Mailing Address _____
4040 Highway 22
Montevallo, AL 35115

Grantee's Name Richard L. Fox
 Mailing Address Elizabeth R. Fox
4040 Highway 22
Montevallo, AL 35115

Property Address 4040 Highway 22
Montevallo, AL 35115

Date of Sale 5/31/23
 Total Purchase Price \$ 134,000.00
 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 5/31/23

Print C. Ryan Sparks

Unattested _____

(verified by)

Sign _____

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/01/2023 11:52:42 AM
 \$31.50 BRITTANI
 20230601000163910

Allen S. Boyd