

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of **One Hundred Eighty-Three Thousand and No/100 Dollars (\$183,000.00)** and other good and valuable consideration, to the undersigned grantor, in hand paid by the grantees herein, the receipt where is acknowledged I, **Barbara Langham and Wilver Langham, Jr., a married couple** (herein referred to as grantor), grant, bargain, sell and convey unto **Seth Nathaniel Scott and Devin Sims** (herein referred to as grantee) for and during their joint lives, and upon death of any of them, then to the survivor(s) of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in **Shelby County, Alabama**, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

For Ad Valorem tax purposes only, this property is known as 8080 Alabama Hwy 155, Montevallo, AL 35115.


This conveyance and the warranties hereinafter contained are made subject to any and all covenants, restrictions, reservations, rights of way of record and easements heretofore imposed upon the subject property.

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 to such survivor forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as herein above provided; that I have a right to sell and convey the same as aforesaid; and that I will, and my heirs, executors and administrators shall, WARRANT AND DEFEND the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as hereinabove provided.

In Witness Whereof, I have hereunto set my hand and seal this 28th day of June, 2023.



Barbara Langham


Wilver Langham, Jr.

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County and State hereby certify that **Barbara Langham and Wilver Langham, Jr.**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily and with full stated authority on the day the same bears date.

Given under my hand and official seal this the 28th day of June, 2023.


NOTARY PUBLIC
My Commission Expires: **D. LOUISE PRUITT**
My Commission Expires 04-02-2024

THIS INSTRUMENT PREPARED BY:
David C. Jamieson, Attorney, 1855 Data Drive, Suite 255, Birmingham, AL 35244

AFTER RECORDING, RETURN TO:
Smith Closing & Title, LLC, 1855 Data Drive, Suite 255, Birmingham, AL 35244

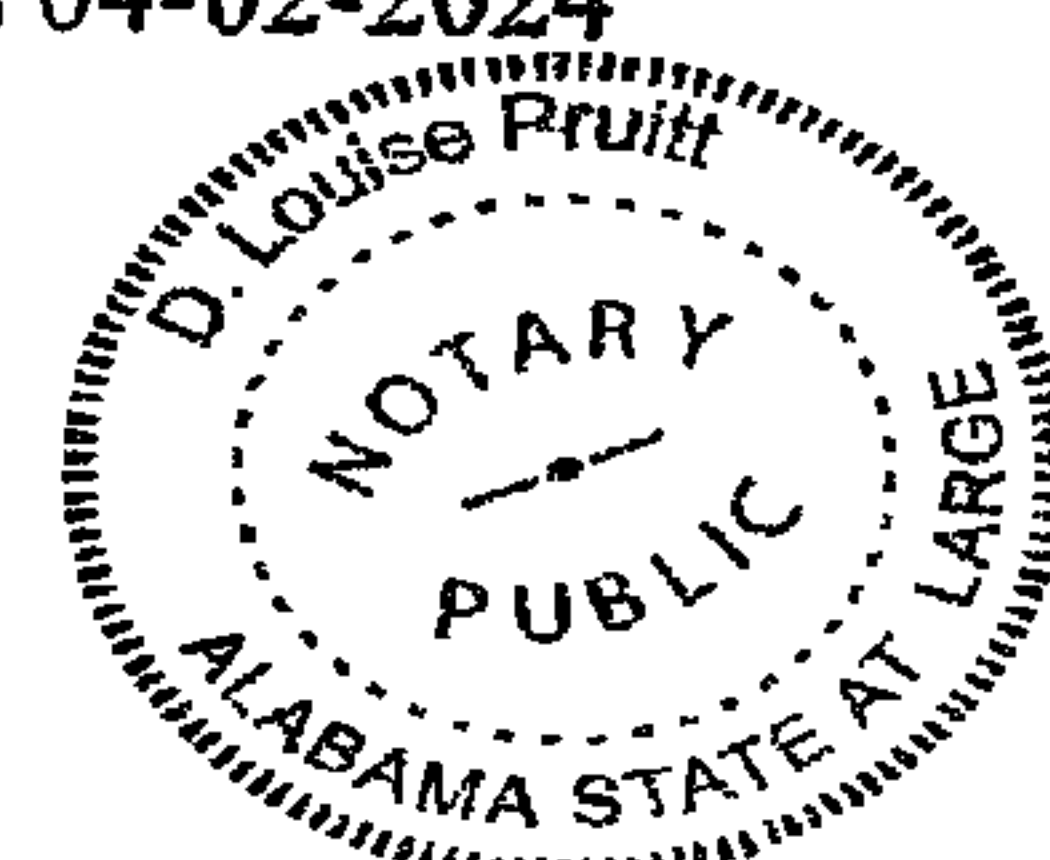


EXHIBIT A

Legal Description:

Commence at the N.E. corner of fractional section 12 and run South 02 deg. 05 min. 00 sec. East for 648.00 feet; Thence South 85 deg. 25 min. 00 sec. West for 316.60 feet; Thence South 02 deg. 60 min. 00 sec. West for 495.00 feet; Thence South 05 deg. 20 min. 00 sec. East for 274.00 feet; Thence South 03 deg. 25 min. 00 sec. East for 210.00 feet; Thence South 11 deg. 05 min. 00 sec. West for 222.30 feet to a point on a curve to the right on the North boundary of Alabama Highway No. 155, said curve having a central angle of 00 deg. 13 min. 51 sec. and a radius of 5779.50 feet; Thence Easterly along said curve for 23.27 feet to point of beginning; Thence North 44 deg. 20 min 00 sec. East for 160.49 feet; Thence South 61 deg. 55 min. 13 sec. East for 115.63 feet; Thence South 17 deg. 23 min 26 sec. West for 100.25 feet; Thence South 07 deg. 20 min. 22 sec. South for 120.42 feet to a point of intersection with the Northeasterly right of way line of Alabama Highway No. 155, said point of intersection being in a curve to the left and having a central angle of 02 deg. 16 min. 20 sec. and a radius of 5779.59 feet; Thence North 47 deg. 30 min. 39 sec. West for an arc distance of 229.21 feet to point of beginning: Containing 0.68 acres, more or less.

Commonly known as: 8080 Alabama Hwy 155, Montevallo, AL 35115

Parcel ID: 36-1-12-0-001-017.003

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

Grantor's Name Barbara Langham
 Mailing Address 220 Hollis Court Road
Vincent, AL 35178

Grantee's Name Seth Nathaniel Scott
 Mailing Address 8080 Alabama 155
Montevallo, AL 35115

Property Address 8080 Alabama 155
Montevallo, AL 35115

Date of Sale June 28, 2023

Total Purchase Price \$183,000.00

or

Actual Value

\$

or

Assessor's Market Value \$



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 06/29/2023 08:05:38 AM
 \$31.50 JOANN
 20230629000192890

The price or actual value claimed or Alvin S. Boyd can be verified in the following documentary evidence: (check one) (Recordation of document 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 June 28, 2023

Print Heanne G. Ward

Unattested

Sign Heanne G. Ward

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1