

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-23-29172

Send Tax Notice To: Rachel Kay Sasser
3072 Highway 77 . N
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama)
County of Shelby) Know All Men by These Presents:

That in consideration of the sum of **One Dollar and No Cents (\$1.00)**, 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, **Rachel Kay Sasser and Robert Craig Sasser, wife and husband** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Rachel Kay Sasser and Robert Craig Sasser, 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.

\$475,000.00 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 12th day of July, 2023.

Rachel Kay Sasser
Rachel Kay Sasser

Robert Craig Sasser
Robert Craig Sasser

State of Alabama
County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Rachel Kay Sasser and Robert Craig Sasser, 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 day of , 2023.

April Clark
Notary Public, State of Alabama

My Commission Expires: 9-1-2024

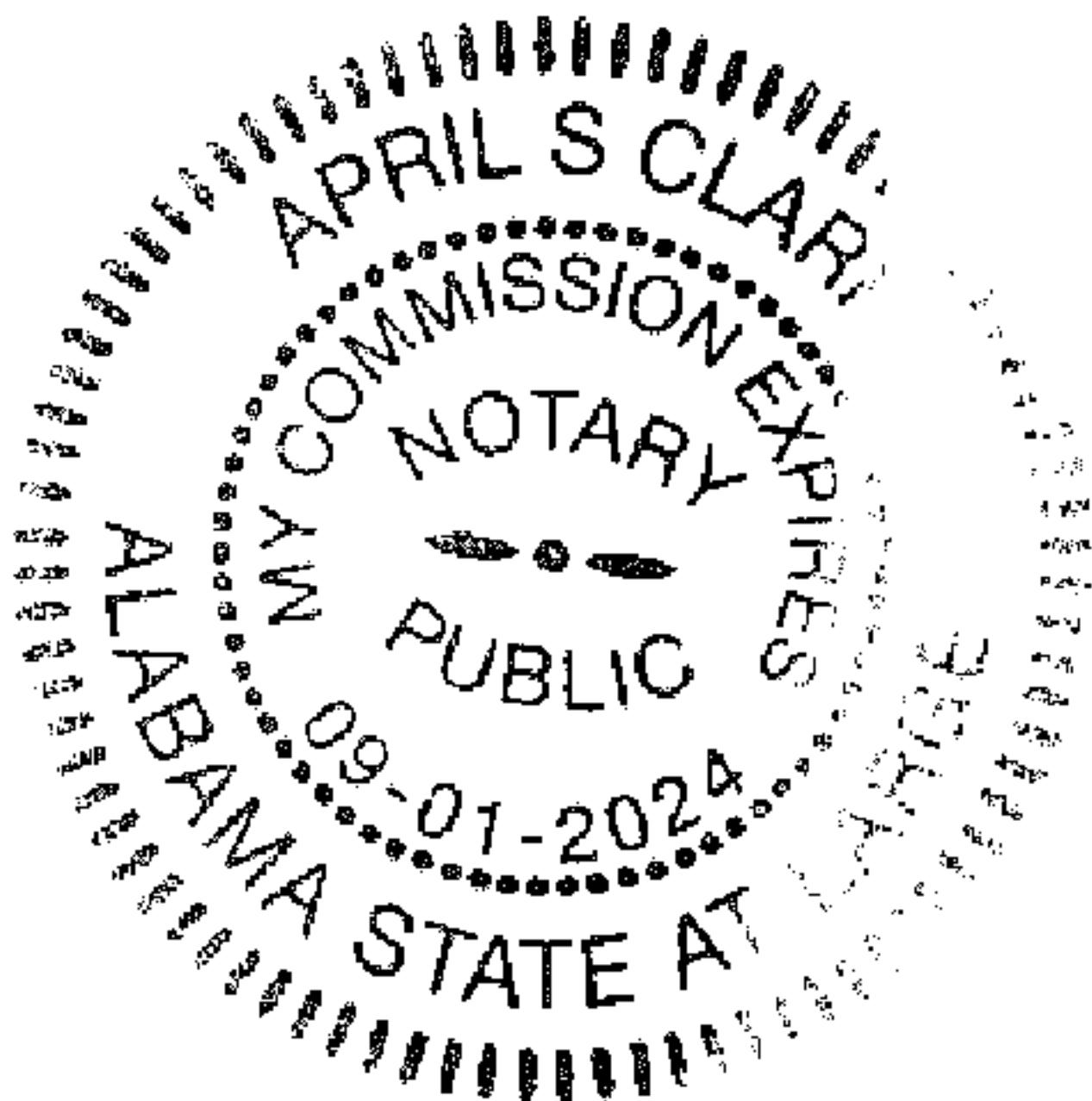


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land in the NW 1/4 of the NW 1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, described more particularly as follows: From the NE corner of said 1/4-1/4 section, run West along the North 1/4-1/4 line for 463 feet to a fence corner post marking a parcel heretofore conveyed and the point of beginning of subject parcel of land; from said point thus established, continue to run West (along a fence) for 764.3 feet to a point on the East right of way line of County Road No. 77; thence deflect left an angle of 83 degrees 21 minutes and run southerly (a chord bearing and distance) along a curve concave to the left for 212 feet; thence deflect 96 degrees 39 minutes left and run easterly and parallel to the North 1/4-1/4 line for 793.1 feet to a point; thence deflect left 90 degrees 00 minutes and run northerly for 208.7 feet and back to the point of beginning.

PARCEL II:

A lot or parcel of land lying and being situated in the NW 1/4-NW1/4, Section 34, Township 21 South, Range 1 East, Shelby County, Alabama, described more particularly as follows: From the NE corner of said 1/4-1/4 section, run West along the North 1/4-1/4 line for 462 feet to a fence corner post; thence run South along a fence for 84.4 feet to a fence corner at a 14' pine tree and the point of beginning of subject lot; from said point thus established, continue said course for 210 feet; thence run South 74 degrees East for 488 feet to a point on a fence; thence run North 42 degrees 17 minutes West along said fence for 489 feet; thence run South 83 degrees West along a fence for 141.2 feet and back to the point of beginning

Allen S. Beyer

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

Date of Sale July 06, 2023
Total Purchase Price _____
or
Actual Value _____
or
Seller's Market Value 50,000.00