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

} Know All Men by These Presents:

County of Shelby

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 he <u> </u>	ereunto set my (our) hand(s) and seal(s) this the 127 day o
Machel Kay Sasser	Robert Craig Sasser
State of Alabama	
County of Shelby	

I, <u>COVID CLOVE</u>, 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.

Notary Public, State of Alabama

My Commission Expires: 1-10021

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



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
07/13/2023 11:19:46 AM
\$78.00 PAYGE
20230713000209220

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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	Rachel Kay Sasser	Grantee's Name	Rachel Kay Sasser		
Mailing Address	<u>3072 Highway 77 . N</u>	Mailing Address	3072 Highway 77 . N		
	Columbiana, 35051 35051		Columbiana, AL 35051		
Property Address	2072 Highway 77 N	Data at Cala	lulu ne nana		
Property Address	3072 Highway 77 . N Columbiana, AL 35051	Total Purchase Price	July 06, 2023		
	Ooranibiana, 7th Oooo i	O1			
		Actual Value			
		or			
		Assessor's Market Value	50.00.00		
one) (Recordation Bill of Sale xx Sales Con	tract	ired) Appraisal	ng documentary evidence: (check		
Closing St	atement				
If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.					
	in	structions			
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 o	late on which interest to the property	was conveyed.			
Total purchase price the instrument offer	e - the total amount paid for the purcled for record.	hase of the property, both rea	al and personal, being conveyed by		
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.					
valuation, of the pro-		cial charged with the respons	market value, excluding current use sibility of valuing property for property bama 1975 § 40-22-1 (h).		
·	of my knowledge and belief that the i that any false statements claimed on <u>975</u> § 40-22-1 (h).				
Date July 06, 2023		Print (2) ber+(INTER SUSCIE		
Unattested		Sign Dalde	?~~ ()		
	(verified by)		Grantee/Owner/Agent) circle one		