

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:



20230728000226340 1/3 \$278.00
Shelby Cnty Judge of Probate, AL
07/28/2023 09:11:06 AM FILED/CERT

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE DOLLAR AND ZERO CENTS (\$1.00), and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Cooper McKenzie, a Single man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Matthew T. Jennings and Michelle D. Jennings, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: SHELBY County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2023.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

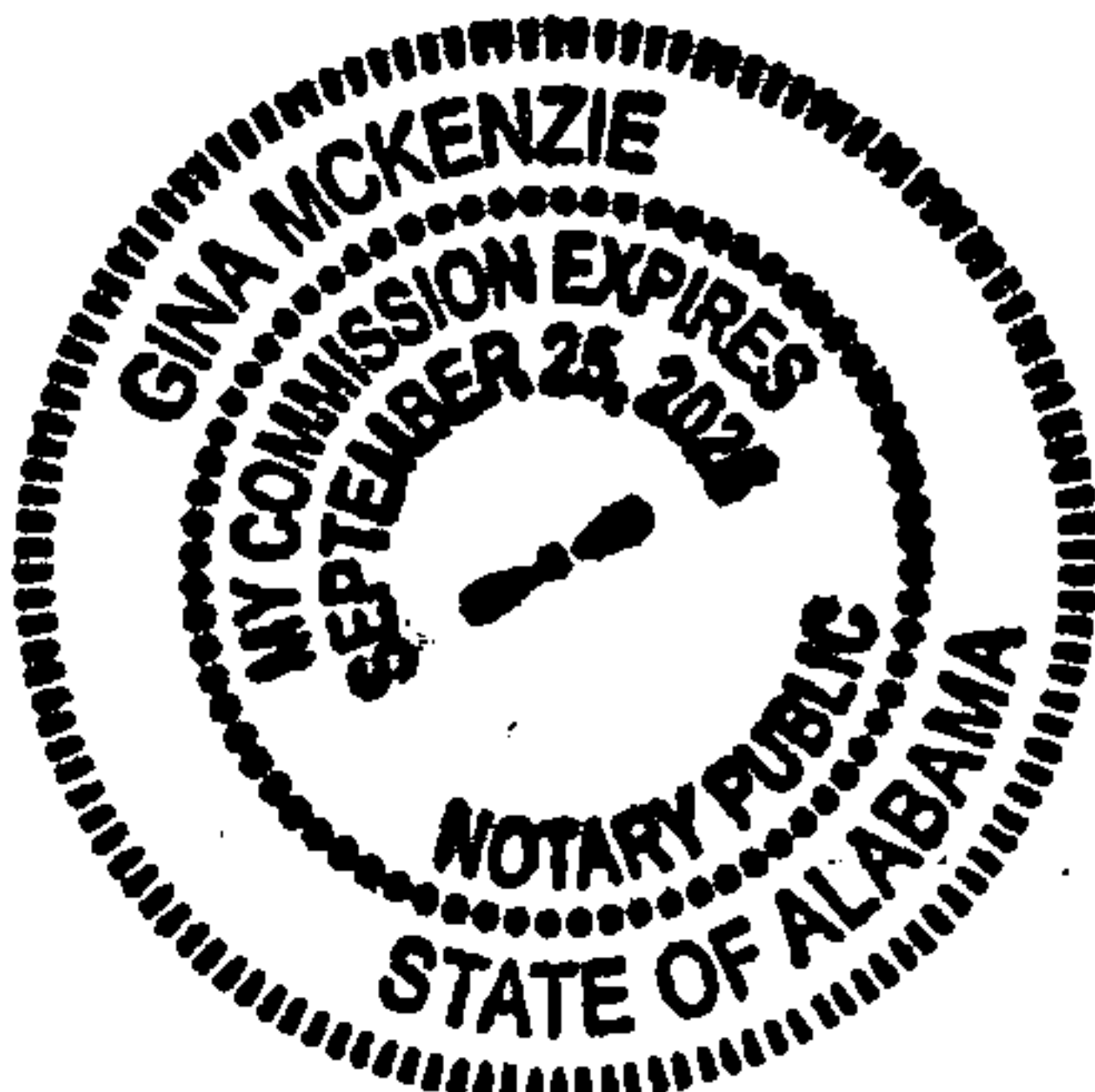
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22 day of July 2023.

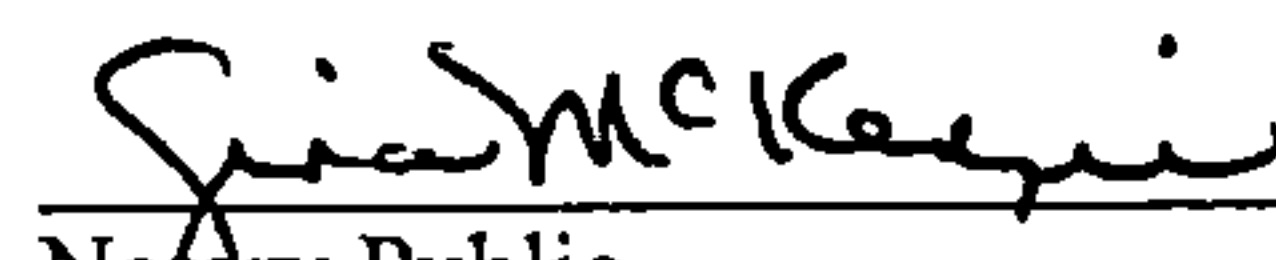

Cooper McKenzie

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Cooper McKenzie*, whose name is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of July 2023.




Notary Public
My Commission Expires: 9/25/24

Shelby County, AL 07/28/2023
State of Alabama
Deed Tax: \$250.00



20230728000226340 2/3 \$278.00
Shelby Cnty Judge of Probate, AL
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EXHIBIT A – LEGAL DESCRIPTION

Parcel B - Said Parcel situated in the NE 1/4 of the SE 1/4 of Section 14, Township 18 South, Range 1 West, Shelby County, Alabama, and will be Less and Excepted from Parcel 03-6-14-4-001-001.002 and being more particularly described as follows:

Commence at the SW Corner of Section 13, Township 18 South, Range 1 West, Shelby County, Alabama; thence N00°00'13"E a distance of 345.44'; thence N63°37'55"W a distance of 150.50'; thence N57°34'39"W a distance of 112.04'; to a curve to the right, having a radius of 100.00', subtended by a chord bearing N36°43'41"W, and a chord distance of 71.18'; thence along the arc of said curve for a distance of 72.78'; thence N15°52'44"W a distance of 145.46'; to a curve to the right, having a radius of 600.00', subtended by a chord bearing N06°43'50"W, and a chord distance of 190.79'; thence along the arc of said curve for a distance of 191.61'; thence N02°25'05"E a distance of 302.97'; to a curve to the left, having a radius of 175.00', subtended by a chord bearing N17°57'13"W, and a chord distance of 121.84'; thence along the arc of said curve for a distance of 124.44'; thence N38°19'32"W a distance of 147.09'; to a curve to the right, having a radius of 75.00', subtended by a chord bearing N32°51'42"W, and a chord distance of 14.28'; thence along the arc of said curve for a distance of 14.30'; thence N27°23'54"W a distance of 72.30'; to a curve to the left, having a radius of 75.00', subtended by a chord bearing N37°17'47"W, and a chord distance of 25.78'; thence along the arc of said curve for a distance of 25.91'; to a reverse curve to the right, having a radius of 110.00', subtended by a chord bearing N18°39'04"W, and a chord distance of 105.12'; thence along the arc of said curve for a distance of 109.60'; thence N09°53'32"E a distance of 12.68'; to a curve to the right, having a radius of 750.00', subtended by a chord bearing N18°27'33"E, and a chord distance of 223.45'; thence along the arc of said curve for a distance of 224.29'; thence N27°01'34"E a distance of 251.81'; thence N50°07'12"W a distance of 150.22' to the POINT OF BEGINNING; thence continue N50°07'12"W a distance of 31.00'; thence S39°52'48"W a distance of 5.00'; thence S50°07'12"E a distance of 31.00'; thence N39°52'48"E a distance of 5.00' to the POINT OF BEGINNING.

Real Estate Sales Validation Form

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

Grantor's Name Cooper McKenzie
Mailing Address 7542 Kings Mountain Road
Birmingham, AL 35242

Grantee's Name Matthew & Michelle Jennings
Mailing Address 2606 Fargo Drive
Vestavia Hills, AL 35226

Property Address Springstone Trail

Date of Sale 7/19/2023

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ \$500,000.00

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 Property swap of equal value 112 250,000

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 7/22/2023

Print Cooper McKenzie

Unattested

(verified by)

Sign

Cooper McKenzie

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1