This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law 101 West College Street Columbiana, AL 35051 File No.: MV-23-29330 Send Tax Notice To: Michael Alvin Gassaway

195 On Elm I Ave W. 1. son v. 114, AR 35 186

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 **Two Hundred Forty Thousand Dollars and No Cents (\$240,000.00)**, **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, **Ian Walker and Lauren Walker**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Alvin Gassaway and Stormy M. Martin Gassaway, 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 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$247,676.00 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 20th day of September, 2023.

arr vvancoi

_auren Walker

State of Alabama

County of Shelby

I, Michael Later and Lauren Walker, 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 20th day of September, 2023.

Notary Public, State of Alabama

My Commission Expires: September 01, 2024

EXHIBIT "A" LEGAL DESCRIPTION

Lots 19, 20 and 21, according to Central Hills Subdivision in the Town of Wilsonville, First Addition, as shown by map recorded in Map Book 4, Page 52, in the Probate Office of Shelby County, Alabama.

Subject to restrictive covenants and conditions filed for record on March 29, 1960 in Map Book 4, Page 52, in the Probate Office of Shelby County, Alabama.

Cul-de-sac located along the West side of Oakland Avenue, and adjacent to Lots 18, 29, and 20, 1st addition to Central Hills Subdivision, according to map of said subdivision recorded in Map Book 4, Page 52, Office of Judge of Probate of Shelby County, Alabama, subject to protective covenants, restrictions, easement and rights of way of record.

Real Estate Sales Validation Form

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

| Grantor's Name Mailing Address | Ian Walker Lauren Walker 1431 Highway 47 | Grantee's Name Mailing Address | Michael Alvin Gassaway 195 Onlelan Ave |
|---|---|---|---|
| Property Address | 195 Oakland Ave. Wilsonville, AL 35186 | Date of Sale Total Purchase Price or Actual Value or Assessor's Market Value | September 20, 2023 \$240,000.00 |
| 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 XX Sales Contract Other Closing Statement 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 an conveyed. | d mailing address - provide the name of | the person or persons to | whom interest to property is being |
| 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 of the assessor's current market value. | | | |
| valuation, of the pro- | ed and the value must be determined, the operty as determined by the local official a used and the taxpayer will be penalized | charged with the respon | sibility of valuing property for property |
| r | of my knowledge and belief that the info that any false statements claimed on this <u>975</u> § 40-22-1 (h). | | |
| Date September 20 | D, 20 23 | Print <u>lan Walker</u> | <u> </u> |
| Of Ju Cl Sh | led and Recorded ficial Public Records (verified by) dge of Probate, Shelby County Alabama, Cou erk elby County, AL | • | Grantee/Owner/Agent) circle one |

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