

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

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

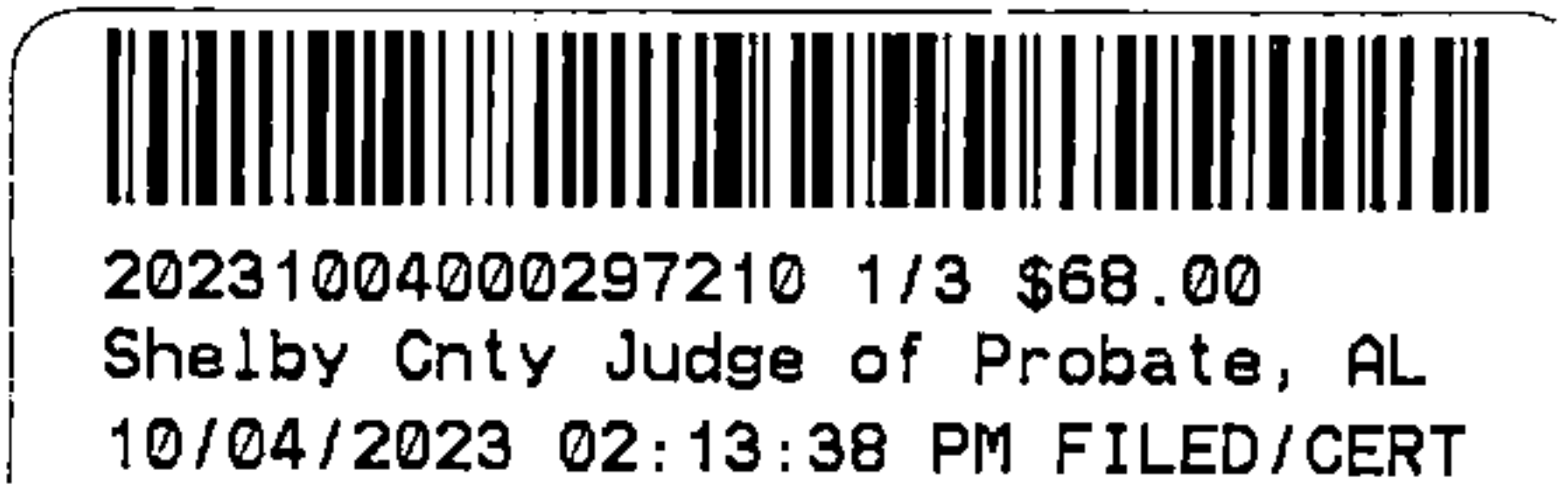
Send Tax Notice to:
Marvin Owens
64 Bentrice Ln
Montevallo, AL 35715

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration FORTY THOUSAND DOLLAR AND NO/00 DOLLARS (\$40,000.00), 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, *Marvin Owens and wife, Shelia Owens* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Marvin Owens and Shelia Owens* (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 4th day of *October*, 2023.

Marvin Owens

Marvin Owens

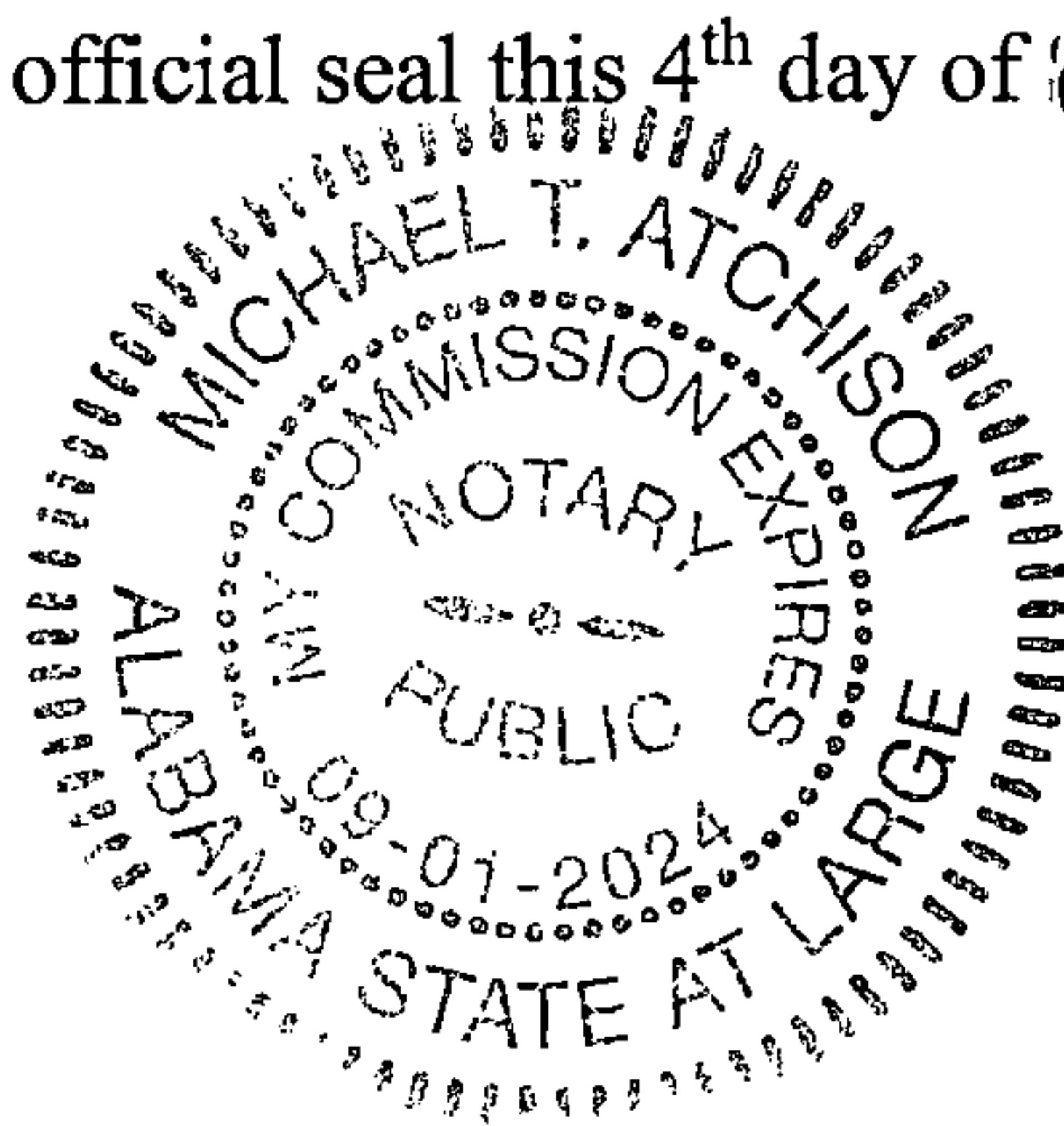
Shelia Owens

Shelia Owens

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that Marvin Owens and Shelia Owens, whose names are 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of *October*, 2023.




Michael T. Atchison

Notary Public
My Commission Expires: 9/1/2024

Shelby County, AL 10/04/2023
State of Alabama
Deed Tax: \$40.00

EXHIBIT A – LEGAL DESCRIPTION


20231004000297210 2/3 \$68.00
Shelby Cnty Judge of Probate, AL
10/04/2023 02:13:38 PM FILED/CERT

Being known and designated as: All that certain parcel of land situated in the City of Montevallo, County of Shelby, State of Alabama, being known and designated as follows: Tract D: A parcel of land located in the Southwest quarter of the Southwest Quarter of the Northwest Quarter in Section 12, Township 22 South, Range 4 West, Shelby County, Alabama, more particularly described as follows: Commence at the accepted Northwest corner of said Section 12, Township 22 South, Range 4 West, said corner being a found 3 inch capped pipe; thence go South along the West line of said Section 12 a distance of 1992.72 feet to a 2 inch pipe; thence continue on the same course and go a distance of 470.00 feet to a set 1/2 inch rebar, being the point of beginning (POB) of Tract D herein described; then continue on the same course and go a distance of 194.07 feet to a 3 inch pipe being the accepted Southwest corner of the Southwest quarter of the Northwest quarter of said Section 12, Township 22 South, Range 4 West; then turn left 90 degrees 51 minutes 37 seconds and go in an Easterly direction a distance of 239.41 feet to a set 1/2 inch rebar; thence turn left 104 degrees 56 minutes 45 seconds and go in a Northwesterly direction a distance of 197.96 feet to a set 1/2 inch rebar; then turn left 74 degrees 11 minutes 39 seconds and go in a Westerly direction a distance of 185.46 feet to the point of beginning; and being subject to any and all easement of record, including the ingress/egress easement described below as "Easement E", this according the survey of Robert Shaw dated May 21, 2004. Being the same property as conveyed from Aaron Warner as Auctioneer to Federal Home Loan Mortgage Corporation, as described in Instrument 20140916000290560, Dated 9/10/2014, Recorded 9/16/2014 in SHELBY County Records. Also a non-exclusive easement: Easement E: an easement for ingress/egress located in the Southwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 12, Township 22 South Range 4 West, Shelby County Alabama, more particularly described as follows: Commence at the accepted Northwest corner of said Section 12, Township 22 South, Range 4 West, said corner being found 3 inch capped pipe; thence go South along the West line of said Section 12 a distance of 1992.72 feet to a 2 inch pipe then turn left 90 degrees 31 minutes 52 seconds and go in an Easterly direction a distance of 316.22 feet to a 2 inch pipe on the West right of way line of Shelby County Highway No. 10, then turn right and run in a Southwesterly direction along thence said West right of way line and along the arc of a curve having a radius of 2824.93 feet and being concave to the Southwest, a distance of 26.60 feet to a set 1/2 inch rebar being the point of beginning of the easement E herein described, said easement being 15 feet wide and being on the right side of the following described line; thence turn right 69 degrees 54 minutes 10 seconds from the chord of said curve and go in a Southwesterly direction, along the Southeast line of Tract A, a distance of 79.76 feet to a set 1/2 inch rebar; then turn left 9 degrees 17 minutes 11 seconds and go in a Southwesterly direction, along the Southeast property line of line of Tract A, a distance of 56.12 feet to a set 1/2 inch rebar; then turn left 34 degrees 30 minutes 01 seconds and go in a Southwesterly direction a distance of 56.12 feet to a set 1/2 inch rebar; then turn left 34 degrees 30 minutes 01 seconds and go in a Southwesterly direction a distance of 39.88 feet to a point; then turn right 37 degrees 30 minutes 03 seconds and go in a Southwesterly direction a distance of 135.26 feet to a point on the East property line of Tract C, then turn left 61 degrees 06 minutes 34 seconds and go in a Southeasterly direction along the East property line of said Tract C a distance of 213.20 feet to the end of said easement at the North line of Tract D, this according the survey of Robert Shaw dated May 21, 2004.

Also known as Lot 1, according to the Survey of Owens Family Subdivision, as recorded in Map Book 44, Page 140, Probate Office Shelby County, Alabama.

Real Estate Sales Validation Form



20231004000297210 3/3 \$68.00
Shelby Cnty Judge of Probate, AL
10/04/2023 02:13:38 PM FILED/CERT

This Document must be filed in accordance with Code of Alabama 1975, Section

Grantor's Name Marvin Owens
Mailing Address 64 Beatrice Ln
Montevallo, AL 35115

Grantee's Name Marvin & Shelia Owens
Mailing Address 64 Beatrice Ln
Montevallo AL 35115

Property Address 64 Beatrice Ln
Montevallo AL 35115

Date of Sale 4 Oct 23
Total Purchase Price \$ _____

or
Actual Value \$ _____

or
Assessor's Market Value \$ 40,000.00

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 create Joint Tenancy

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 4 Oct 2023

Print Marvin Owens

Unattested

(verified by)

Sign Marvin Owens

(Grantor/Grantee/Owner/Agent) circle one