

Document Prepared by:
Shannon R. Crull, P.C.
3009 Firefighter Lane
Birmingham, AL 35209

Send Tax Notice to:
George David Lynch & Mary Ann Lynch
3628 Tall Timber Dr
Birmingham AL 35242

GENERAL WARRANTY DEED
With Right of Survivorship

The purpose of this deed is to add George David Lynch to the title of the property.

State of Alabama
County of Shelby

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Ten (\$10.00), and other good and valuable consideration in hand paid to George David Lynch and Mary Ann Lynch, husband and wife, (hereinafter referred to as "Grantor(s)"), the receipt and sufficiency of which is hereby acknowledged, by the George David Lynch and Mary Ann Lynch, husband and wife (hereinafter referred to as "Grantee(s)"), Grantor(s) hereby GRANT(S), BARGAIN(S), SELL(S) and CONVEY(S) unto Grantee(s), for and during their joint lives as joint tenants with rights of survivorship and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder or right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the North one-half of the Northeast Quarter of the Northeast Quarter of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, thence Westerly along the South line of said North one-half of Northeast Quarter of Northeast Quarter of said Section 24, 710.48 feet, more or less, to the West right of way line of Shelby County Highway Number 35 and the point of beginning of the property being described, thence continue along last described course 329.27 feet to a point on the East right of way line of Interstate Highway I-65, thence 90 degrees 22 minutes right and run Northerly 156.40 feet to a point, thence 33 degrees 23 minutes 02 seconds left and run Northwesterly 138.35 feet to a point on the said East right of way line of Interstate I-65, thence 48 degrees 26 minutes 38 seconds right and run Northeasterly a chord distance of 401.87 feet to a point, thence 74 degrees 32 minutes 24 seconds right from chord and run Easterly 20.66 feet to a point on the West right of way line of Shelby County Highway Number 35, thence 88 degrees 08 minutes right to tangent and Southeasterly along a highway curve having a central angle of 36 degrees 15 minutes a radius of 840.0 feet, and a tangent distance of 274.96 feet, an arc distance of 531.45 feet to a point, said point being the Point of Beginning or End of the said Highway curve, thence continue along said highway right of way 200.20 feet to a point of intersection of two rights of way of Shelby County Highway Number 35, thence 76 degrees 19 minutes right and run Southwesterly along said right of way 19.80 feet to the point of beginning.

Subject to easements, set back lines, restrictions, covenants, mineral and mining rights and current taxes due.

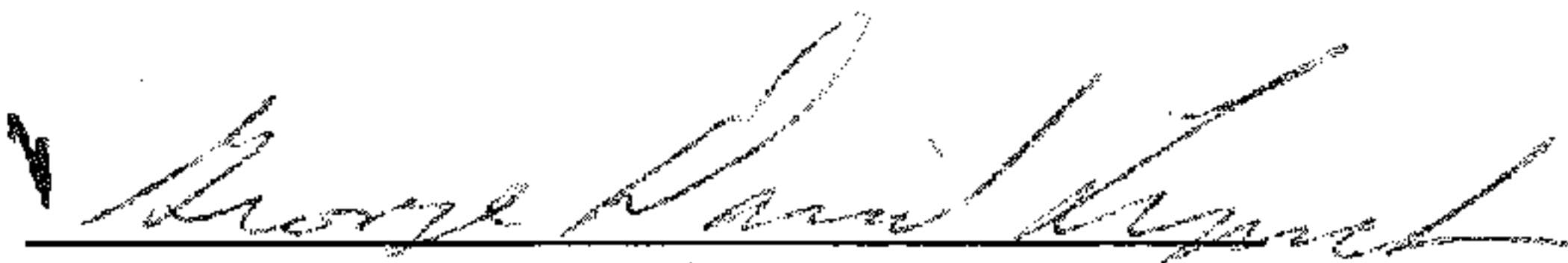
None of the above consideration was secured by and through a purchase money mortgage closed and recorded herewith.

TO HAVE AND HOLD to the said Grantees for and during their joint lives as joint tenants 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 Grantor(s) for themselves, and for the heirs and assigns of the Grantor(s), hereby covenants and warrants to and with said Grantee(s), Grantee's heirs and assigns, that the Grantor(s) is seized of an indefeasible estate in fee simple in and to said real property, and has a good and lawful right to sell and

convey the same, and that the Grantor(s) is in quiet and peaceable possession of said real property, and that said real property is free and clear of all liens and encumbrances, unless otherwise noted herein and/or incorporated herein by reference, and Grantor(s) does hereby WARRANT and will forever DEFEND the title to said real property, unto said Grantee(s), and Grantee's heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has set the hand and seal of the Grantor(s) on this, the 15th day of November, 2023.

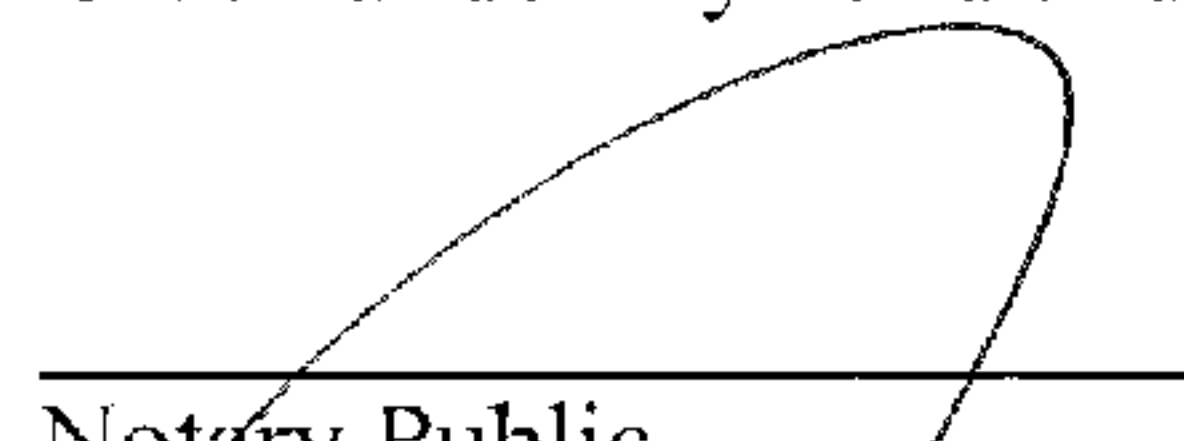

George David Lynch

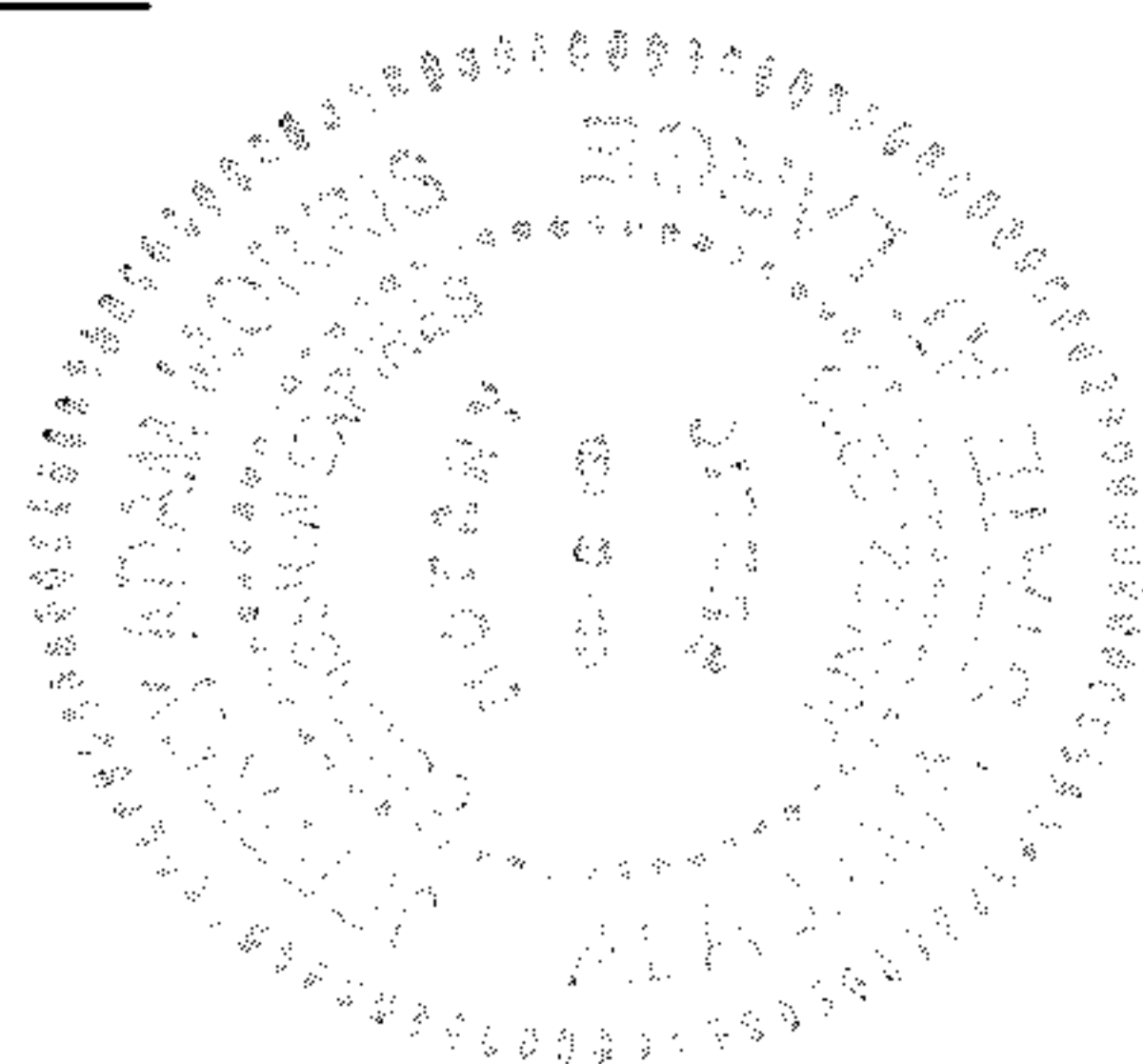

Mary Ann Lynch

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Notary Public in and for said County and State, hereby certify that George David Lynch and Mary Ann Lynch whose name(s) is/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, (s)he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of November, 2023.


Notary Public
My Commission Expires:
6-22-2025



Real Estate Sales Validation Form*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name George David Lynch and Mary Ann Lynch
 Mailing Address 3628 Tall Timber Drive
Birmingham AL 35242

Grantee's Name George David Lynch and Mary Ann Lynch
 Mailing Address 3628 Tall Timber Drive
Birmingham, AL 35242

Property Address 101 Highway 361
Pelham, AL 35124

Date of Sale November 15, 2023
 Total Purchase Price \$
 Or
 Actual Value \$
 Or
 Assessor's Market Value \$166,150 1/2=\$83,075

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

 Appraisal
✓ Other:

Tax Assessor Valuation

 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 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 11-15-2023

Print Lynda Howard

Sign Lynda Howard

 Unattested



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/16/2023 02:06:43 PM
 \$111.50 BRITTANI
 20231116000336900

Form RT-1

Allen S. Byrd