WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA County of Shelby Send Tax Notice To: Barry L. Carroll and Teresa P. Carroll 5585 Highway 55 Wilsonville AL 35186

Presents:

THAT IN CONSIDERATION OF FIVE HUNDRED SEVENTY SIX THOUSAND AND 00/100 (\$576,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frank W. Martin and wife, Sandra J. Wisdom-Martin (herein referred to as grantors) do grant, bargain, sell and convey unto Barry L. Carroll and Teresa P. Carroll, husband and wife (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 14 minutes 16 seconds East, 1,377.71 feet to the Westerly right of way of County Road 55; thence along said road along a curve to the left said curve having a radius of 1,215.09 feet and a central angle of 14 degrees 33 minutes 43 seconds along a chord bearing and distance of South 06 degrees 03 minutes 17 seconds East 307.99 feet; thence leaving said road South 89 degrees 13 minutes 38 seconds West 1,410.21 feet; thence North 00 degrees 00 minutes East 306.96 feet to the point of beginning.

Also, legal description for 30 foot ingress, egress, and utility easement:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 17, Township 20 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 14 minutes 16 seconds East, 1,377.71 feet to the Westerly right of way of County Road 55; thence along said road along a curve to the left said curve having a radius of 1,215.09 feet and a central angle of 14 degrees 33 minutes 43 seconds along a chord bearing and distance of South 06 degrees 03 minutes 17 seconds East 307.99 feet; to the point of beginning of 30 feet ingress, egress, and utility easement, from said point of beginning, leaving said road, run South 89 degrees 13 minutes 38 seconds West, along South line of said easement for 733.11 feet, said easement being 30 feet in width and North of the above described line, said easement being for ingress, egress and utility purposes.

Subject to Easements, Restrictions and rights of way of record.

Subject to Mineral and Mining rights of record.

\$457,600.00 of the Purchase price was obtained by a Purchase Money Mortgage filed simultaneously herewith

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, that I am (we are) lawfully seized in fcc 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 persons.

IN WITNESS WHEREOF, I/WE have hereunto set MY/OUR hand(s) and seal(s), this 30th day of November 2023

Frank W. Martin

Sandra J. Wisdom-Martin

STATE OF Alabama COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that <u>Frank W. Martin and Sandra J. Wisdom-Martin</u> 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 the 30th day of November, 2023

Prepared By: Jeremy L. Parker Parker Law Firm, LLC 1320 Alford Ave Ste 102 Birmingham, AL 352226

Notary Public
My Commission

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

Grantor's Name	Frank W. Martin and Sandra J. Wisdom-Martin	Grantee's Name	Barry L. Carroll Teresa P. Carroll
Mailing Address	5585 Highway 55		5585 Highway 55
	Wilsonville, AL 35186	······································	Wisonville AL 35186
Property	5585 Highway 55	Date of Sale	November 30, 2023
	Wilsonville, Al. 35186	Total Purchase Price	\$576,000,00
		— Or Actual Value Or	<u>\$</u>
		Assessor's Market Value	\$
form is not Grantor's r	ame and mailing address - provide the name	Instructions	· · · · · · · · · · · · · · · · · · ·
mailing add	aress. came and mailing address - provide the name	of the nerson or nersons to whom i	nterest to property is being conveyed.
	ldress - the physical address of the property b		
• •	e - the date on which interest to the property		
•	nase price - the total amount paid for the pure offered for record.	chase of the property, both real and p	personal, being conveyed by the
Actual valuinstrument market valu	te - if the property is not being sold, the true offered for record. This may be evidenced by	value of the property, both real and y an appraisal conducted by a licens	personal, being conveyed by the ed appraiser or the assessor's current
If no proof valuation, o	is provided and the value must be determine of the property as determined by the local of fill be used and the taxpayer will be penalized	ficial charged with the responsibility	of valuing property for property tax

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 <u>Code of Alabama 1975</u> § 40-22-1 (h).

Date: 11/30/2023

(verified by)

20231208000354660

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/08/2023 02:06:17 PM
\$146.50 BRITTANI

Sign:<u></u> ∠

Print

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Form RT-1

Grantof/Grantee/Owner/Agent (circle one)

