

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-24-29628

Send Tax Notice To: Landyn M. Chadwick
Robert D. Beane

3880 Blue Springs Rd
Wilsonville, AL 35786

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 **One Hundred Ten Thousand One Hundred Fifty Dollars and No Cents (\$110,150.00)**, 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, **Aaron S. Gunn and Orlanthia R. Gunn**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Landyn M. Chadwick and Robert D. Beane, 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.

\$108,150.00 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 9th day of February, 2024.

Aaron S. Gunn Orlanthia R. Gunn

State of Alabama
County of Shelby

I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Aaron S. Gunn and Orlanthia R. Gunn, 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 9th day of February, 2024.

Notary Public, State of Alabama
My Commission Expires: September 01, 2024

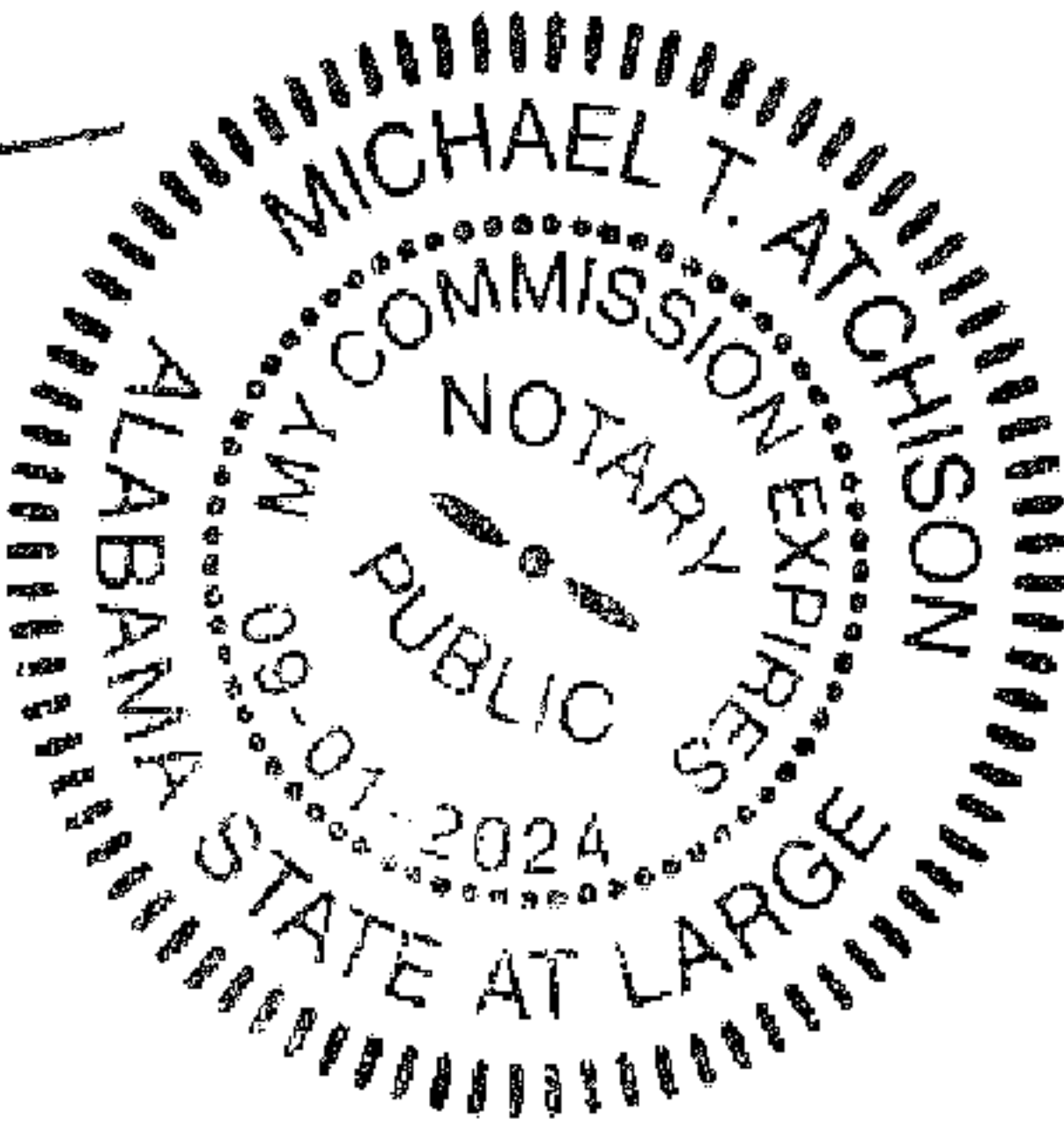


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 2:

Commence at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 88 degrees 34 minutes 8 seconds East a distance of 15.59 feet to the POINT OF BEGINNING; thence North 88 degrees 34 minutes 8 seconds East a distance of 160.0 feet; thence North 1 degree 25 minutes 52 seconds West, a distance of 62.50 feet, thence North 18 degrees 07 minutes 41 seconds East, a distance of 193.19 feet to the southerly right of way of Blue Springs Road and a point on a curve to the left having a central angle of 17 degrees 55 minutes and a radius of 2776.48 feet, said curve subtended by a chord bearing North 72 degrees 10 minutes 46 seconds West and a chord distance of 50.00 feet; thence along the arc of said curve and along said right of way a distance of 50.00 feet to a point of compound curve having a central angle of 10 degrees 22 minutes 7 seconds and a radius of 719.21 feet; thence along the arc of said curve and along said right of way a distance of 180.15 feet; thence South 1 degrees 33 minutes 6 seconds East a distance of 306.12 feet to the point of beginning.

PARCEL 3:

Begin at the Southwest corner of the Southwest 1/4 of the Northeast 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 42 minutes 12 seconds West a distance of 140.00 feet; thence North 5 degrees 19 minutes 28 seconds East a distance of 309.26 feet to the southerly right of way of Blue Springs Road, said point also being a point on a curve to the right having a central angle of 9 degrees 27 minutes 38 seconds and a radius of 719.21 feet, said curve subtended by a chord bearing South 88 degrees 54 minutes 30 seconds East and a chord distance of 118.62 feet; thence along the arc of said curve and along said right of way a distance of 118.76 feet; thence South 1 degree 33 minutes 6 seconds East and leaving said right of way a distance of 306.12 feet 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	Aaron S. Gunn Orlanthia R. Gunn	Grantee's Name	Landyn M. Chadwick Robert D. Beane
Mailing Address	<u>+3090 Hwy 510</u> <u>Wilsonville AL 35166</u>	Mailing Address	<u>3880 Blue Springs Rd</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>3880 Blue Springs Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>February 09, 2024</u>
		Total Purchase Price	<u>\$110,150.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 of 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 February 08, 2024Print Aaron S. Gunn **Unattested**Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/09/2024 01:13:46 PM
\$30.00 BRITTANI
20240209000033580

Form RT-1Allen S. Boyd