

Send tax notices and after recording mail to:

Cindy Bates
136 Montevallo Lane
Birmingham, Alabama 35213

Prepared By:

Spencer P. Waddell
Gregory Varner & Associates
225 Narrows Parkway, Suite B
Birmingham, Alabama 35242

Parcel No.: 58-20-7-26-0-001-002.003

WARRANTY DEED
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP WITH
RESERVATION OF LIFE ESTATE

State of Alabama)
County of Shelby)

KNOW ALL MEN BY THESE PRESENTS, that **Cynthia N. Payton Bates**, an unmarried woman ("Grantor"), for and in consideration of Ten Dollars and No/100 (\$10.00) and other good and valuable consideration paid by **John R. Bates, III** and **Mary Ruth Bates Ganus** ("Grantees"), the receipt and sufficiency of which is hereby acknowledged, hereby grant, bargain, sell and convey unto the Grantees, as joint tenants with rights of survivorship, together with every contingent remainder and right of reversion, the following described real property situated in Shelby County, Alabama, to wit:

Part of the NW 1/4 of the SE 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

From the Northwest corner of said NW 1/4 of SE 1/4, run in a Southerly direction along the West line of said 1/4-1/4 Section a distance of 317.91 feet to an existing iron pin, being the Point of Beginning; thence continue along last mentioned course for a distance of 172.83 feet to an existing iron pin; thence turn an angle to the left of 90 degrees 0. Minutes 06 seconds and run in an Easterly direction for a distance of 704.23 feet; thence turn an angle to the left of 70 degrees 47 minutes 07 seconds and run in a Northwesterly direction for a distance of 77.98 feet; thence turn an angle to the right of 32 degrees 29 minutes 30 seconds and run in a Northeasterly direction for a distance of 137.96 feet; thence turn an angle to the left of 16 degrees 14 minutes and run in a Northeasterly direction for a distance of 59.59 feet; thence turn an angle to the right of 34 degrees 43 minutes and run in an Easterly direction for a distance of 37.92 feet; thence turn an angle to the left of 104 degrees 46 minutes and run in a Northwesterly direction for a distance of 63.11 feet; thence turn an angle to the left of 71 degrees 39 minutes 23 seconds and run in a Westerly direction for a distance of 794.49 feet, more or less, to the Point of Beginning. Situate in Shelby County, Alabama.

Together with a non-exclusive, 60-0 feet wide for ingress and egress, road and utilities, being 30 feet on each side of the centerline of the now existing road-way from the 4-H Club paved public road to subject property.

The total property herein conveyed and being conveyed together with all and singular, the buildings, rights, tenements, hereditaments, and appurtenances thereunto belonging or in any way appertaining.

This conveyance is made subject to all restrictions, reservations, easements, and rights-of-way of record affecting the above-described property. The scrivener makes no warranties, nor does he express an opinion, as to the Grantor's title, or lack thereof. The description was provided by the Grantor. No title work was performed.

Homestead Clause: The above-described property does not constitute part of the Grantor's homestead.

Prior Deed Reference(s): Inst. No. 20140620000188330

George R. Payton, Sr., also known as Buddy Payton, who was the Grantor in that certain deed recorded as in the Office of the Judge of Probate of Shelby County, Alabama on June 20, 2014 as Instrument No. 2014062000018830 and reserved a life estate in the property described above, departed this life in May 2015.

GRANTOR HEREBY RESERVES A LIFE ESTATE IN SAID PROPERTY FOR HER LIFETIME.

To have and to hold unto 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 I do for myself and my heirs and personal representatives covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances and that I have a good right to sell and convey the same as aforesaid; that I will and my heirs and personal representatives 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, the said Grantor, who is authorized to execute this conveyance, hereto sets her signature and seal, this the 20th day of March 2024.

GRANTOR:


CYNTHIA N. PAYTON BATES

State of Alabama)
County of Shelby)

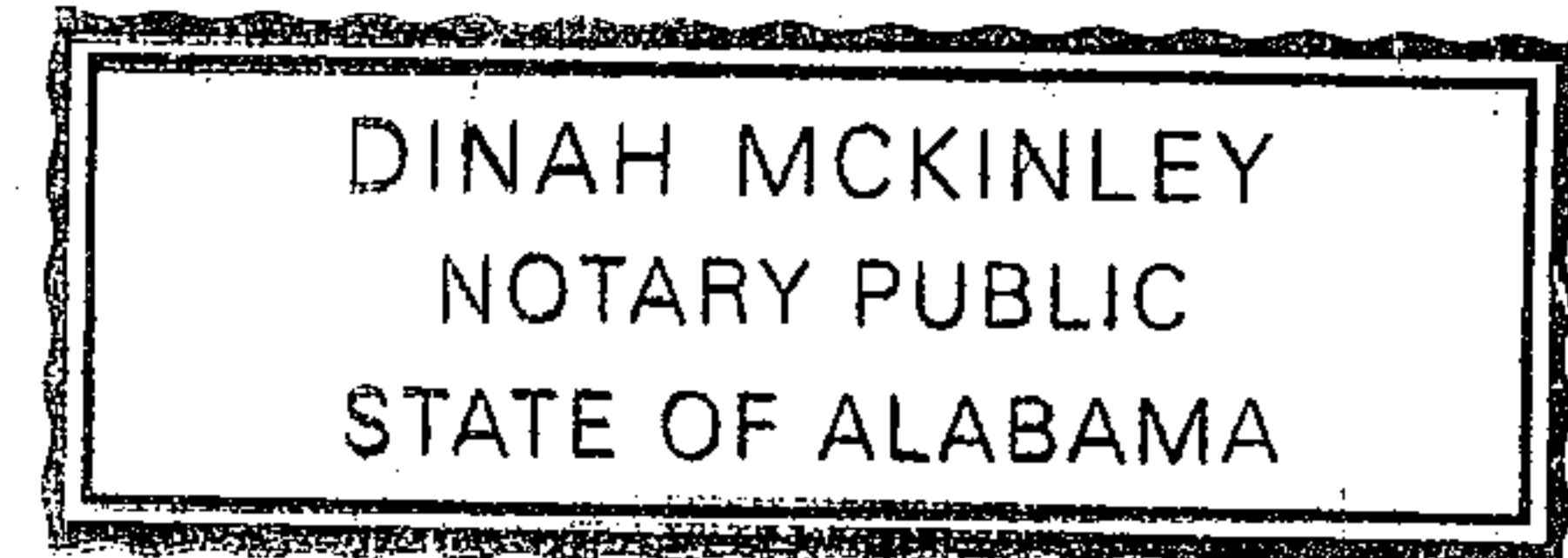
I, Dinah B. McKinley, a Notary Public in said County and State, do hereby certify that **Cynthia N. Payton Bates**, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand this the 20th day of March 2024.

(NOTARY SEAL)

D B McKinley
Notary Public

My Commission Expires: 12/13/2026



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

Grantor's Name Cynthia N. Payton Bates
 Mailing Address 105 Montevallo Lane
Birmingham, Alabama 35213

Grantee's Name John R. Bates, III & Mary Ruth Bates Ganus
 Mailing Address 136 Montevallo Lane
Birmingham, Alabama 35213

Property Address 301 4-H Road
Columbiana, Alabama 35051

Date of Sale 03/20/2024
 Total Purchase Price \$

or
 Actual Value \$

or
 Assessor's Market Value \$66,020.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 03/21/2024 08:16:09 AM
 \$98.50 BRITTANI
 20240321000076560

Alvin S. Boyd

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 Life Estate Deed

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 03/20/2024

Print Cynthia N. Payton Bates

☐ Unattested

Sign Cynthia N. Payton Bates

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1