

PREPARED BY:
Trussell, Funderburg, Rea,
Bell & Furgerson, P.C.
1905 First Avenue South
Pell City, Alabama 35125

SEND TAX NOTICE TO:
Rodney Chad Driggers
Sharlotte Danielle Driggers
1451 Highway 467
Vincent, AL 35178

WARRANTY DEED JOINT SURVIVORSHIP

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of NINETY THOUSAND AND 00/100 and 00/100 Dollars (\$90,000.00) to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Donald C. Driggers and spouse, Ruth Driggers**, (herein referred to as Grantors), grant, bargain, sell and convey unto **Rodney Chad Driggers and Sharlotte Danielle Driggers**, (herein referred to as Grantees), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

A parcel of land in the South 1/2 of Southeast 1/4 of Section 33, Township 18 South, Range 2 East, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 2 East for the point of beginning, thence run West along the South boundary line of said 1/4 - 1/4 Section for 1290.92 feet to the Southwest Corner of the Southwest 1/4 of the Southeast 1/4 of Section 33, Township 18 South, Range 2 East; thence run North along the West boundary line of said 1/4 - 1/4 section for 345.40 feet; thence turn 89 degrees, 26 minutes, 58 seconds right and run 1496.01 feet to the West right of way line of Shelby County No. 467; thence turn 84 degrees, 34 minutes, 33 seconds right and run along said road right of way 119.86 feet; thence turn 00 degrees, 52 minutes, 38 seconds right and run along said road right of way for 99.15 feet to the South boundary line of the Southeast 1/4 of Section 33, Township 18 South, Range 2 East; thence run West along said 1/4 boundary line for 231.05 feet to the point of beginning; being situated in Shelby County, Alabama.

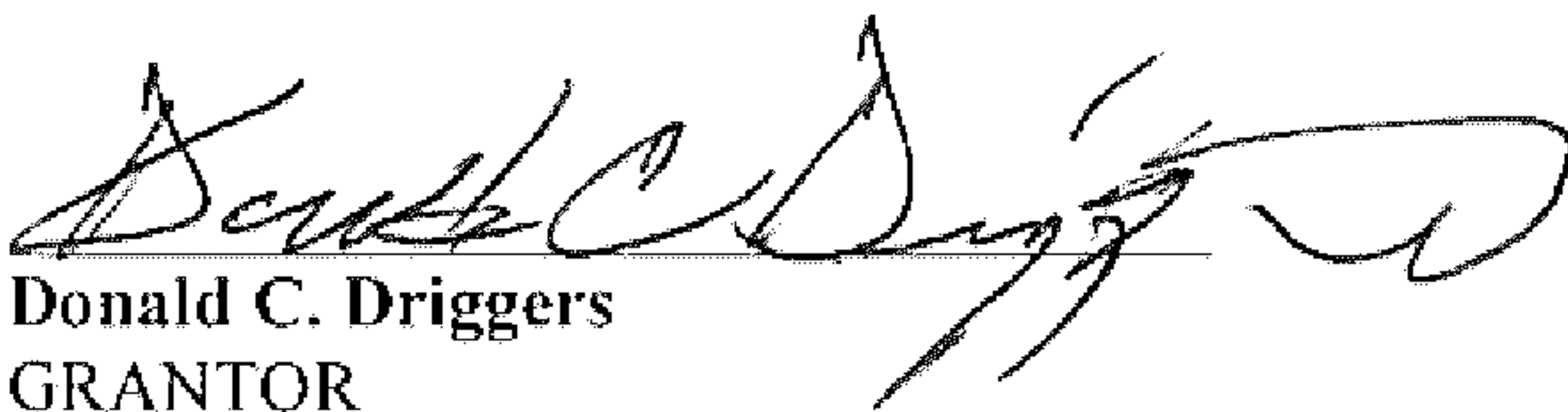
SUBJECT TO:


1. Taxes due and payable October 1, 2024, and all subsequent years.
2. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of land or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
3. Title to all minerals within and underlying the premises not owned by the grantors.
4. Existing easements for public utilities including but not limited to electrical, gas, water, telephone and sewerage.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 165 page 111 in Probate Office.

6. Right(s)-of-Way(s) granted to Shelby County by Instrument(s) recorded in Deed Book 158 page 528 and Deed Book 276 page 383 in Probate Office.
7. Easement(s) to Central of Georgia Rail Road as shown by instrument recorded in Deed Book 169 page 163 and Deed Book 142 page 535 in Probate Office.
8. Lease to Amoco as set out in Deed Book 326 page 755 in the Probate Office.
9. Annexation Ordinance 2007-001 as recorded in Instrument #20070329000141110 in the aforesaid office.
10. Less and except any portion of the subject property lying within the road right of way.
11. Rights of upstream and downstream owners to the uninterrupted flow of any creek, streams or branches located on the land.

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 in fee simple, and to the heirs and assign of such survivor forever, together with every contingent remainder and right of reversion. And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same aforesaid; that we will and 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, we have hereunto set our hands and seals, this the 16th day of April, 2024.


Donald C. Driggers
GRANTOR


Ruth Driggers
GRANTOR

STATE OF ALABAMA
ST. CLAIR COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that **Donald C. Driggers and Ruth Driggers**, whose names are signed to the foregoing conveyance, and who are known to me acknowledged before me on this date, that being informed of the contents of this conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 16th day of April, 2024.

Kelly B. Furgerson
Notary Public, State of Alabama
Alabama State at Large
My Commission Expires
File #: 24-125C October 13, 2026


NOTARY PUBLIC
My Commission Expires: 10/13/2026

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

Grantor's Name	<u>Donald C. Driggers</u> <u>Ruth Driggers</u>	Grantee's Name	<u>Rodney Chad Driggers</u> <u>Sharlotte Danielle Driggers</u>
Mailing Address	<u>450 Hwy 231</u> <u>Vincent, AL 35178</u>	Mailing Address	<u>1451 Highway 467</u> <u>Vincent, AL 35178</u>
Property Address	<u>1451 Hwy 467</u> <u>Vincent, AL 35178</u>	Date of Sale	<u>04/16/2024</u>
		Total Purchase Price	<u>\$90,000.00</u>
		Or	
		Actual Value \$	_____
		Or	
		Assessor's Market Value \$	_____

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other _____
<input checked="" type="checkbox"/> 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 April 16, 2024Print Kelly B. Furgerson

Unattested
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
04/17/2024 08:17:16 AM
\$118.00 PAYGE
20240417000111080



Alvin S. Byrd