

This Instrument was Prepared by:

Send Tax Notice To: Tracy Clark

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-24-29786

55 Canal Rd
Wilsonville AL 35186

**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 Fifty Three Thousand Dollars and No Cents (\$153,000.00)**, 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, **Tracy Clark and husband James Marvin Clark** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Tracy Clark and James Marvin Clark, 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.

\$153,000.00 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 26th day of April, 2024.

Tracy Clark
Tracy Clark

James Marvin Clark
James Marvin Clark

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 Tracy Clark and James Marvin Clark 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 26th day of Apr, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: September 01, 2024

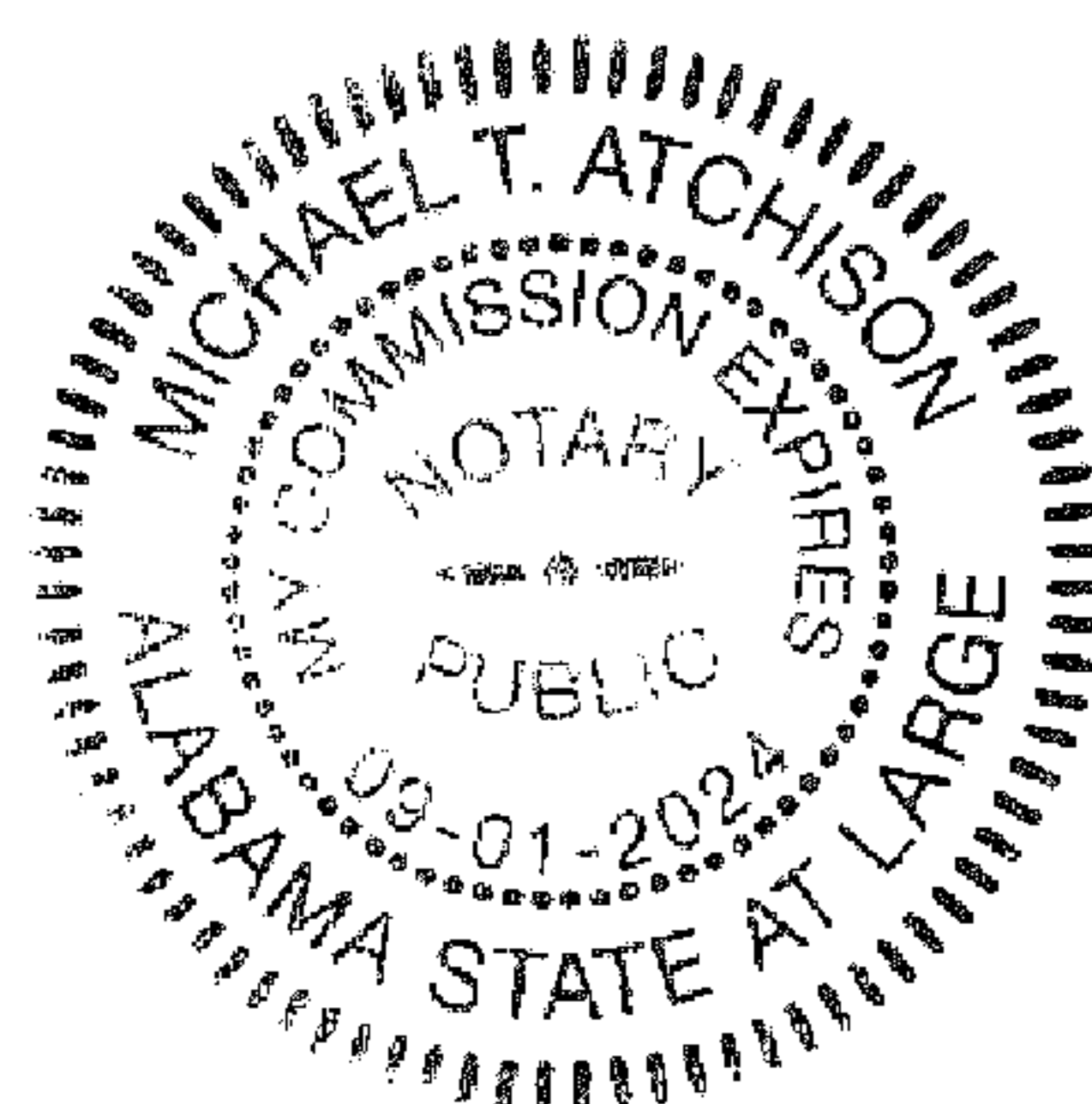


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the SW 1/4 of SE 1/4 of Section 33, Township 20 South, Range 1 East; thence run Northerly along the East boundary of said SW 1/4 of SE 1/4 a distance of 256.3 feet to the point of beginning; thence continue along the East boundary of SW 1/4 of SE 1/4 a distance of 256.2 feet to a point; thence turn an angle of 91 degrees 06 minutes 30 seconds to the left and run Westerly and parallel to the North boundary of said SW 1/4 of SE 1/4 a distance of 170.00 feet to a point; thence turn an angle of 88 degrees 55 minutes 30 seconds to the left and run Southerly and parallel to the East boundary line of said SW 1/4 of SE 1/4 a distance of 256.2 feet to a point; thence turn an angle of 91 degrees 06 minutes 30 seconds to the left and run Easterly and parallel to the South boundary line of said SW 1/4 of SE 1/4 a distance of 170.0 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SE 1/4 of Section 33, Township 20 South, Range 1 East, Shelby County, Alabama.

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>Tracy Clark</u>	Grantee's Name	<u>Tracy Clark</u>
Mailing Address	<u>55 Carol Rd.</u> <u>Wilsonville, 35186 35186</u>	Mailing Address	<u>55 Carol Rd.</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>55 Carol Rd.</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>April 26, 2024</u>
		Total Purchase Price	_____
		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 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 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 April 25, 2024

Print Tracy Clark

Unattested

Sign Tracy Clark

(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
05/01/2024 11:18:51 AM
\$29.00 BRITTANI
20240501000126840

Form RT-1

Allie S. Boyd