

This Instrument was Prepared by:

Send Tax Notice To: Russell Clemons
Roxanne Clemons

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

File No.: S-24-29824

140 Land M Trave
Shelby, AL 35143

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 **Twenty Thousand Dollars and No Cents (\$20,000.00)**, 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, **David Brannon, a married man, Richard Brannon, a married man and Kimbra Nall Harrison, a married woman** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Russell Clemons and Roxanne Clemons**, 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 all taxes for 2024 and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Kimbra Nall and Kimbra Nall Harrison is one in the same person. No part of the homestead of the Grantors herein or spouse, if any.

Jeanette Brannon, one of the Grantee in Inst. No. 20070313000113490, Probate Office Shelby County Alabama, is deceased, having died 29 January 2024.

\$0.00 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 16th day of May, 2024.

David Brannon
David Brannon

Richard Brannon
Richard Brannon

Kimbra Nall Harrison
Kimbra Nall Harrison

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 David Brannon, Richard Brannon, and Kimbra Nall Harrison, 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 16th day of May, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-1-24

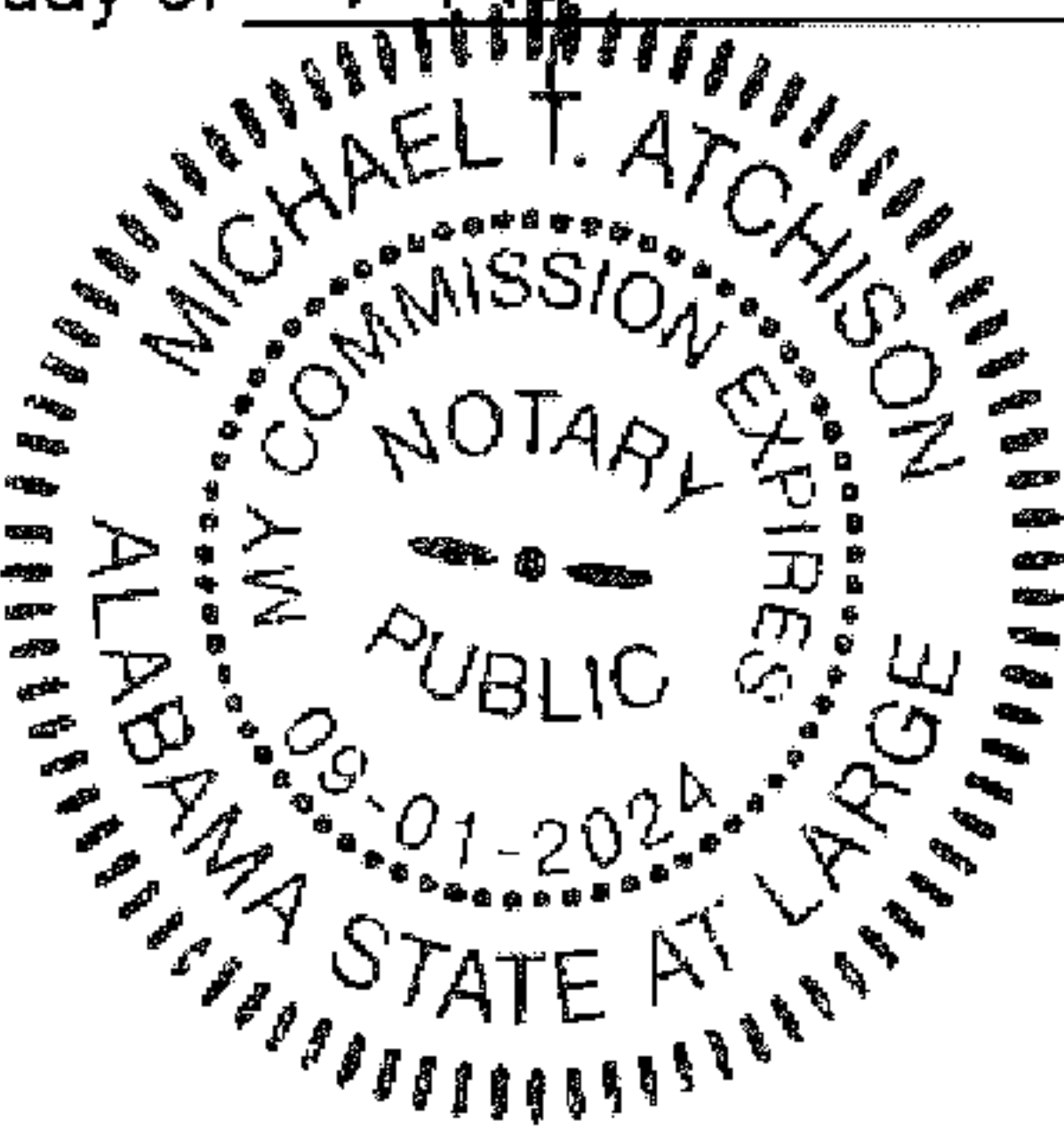


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the E 1/2 of the SE 1.4 of Section 2, Township 24 North, Range 15 East, also being a part of Lot 9 of Murphy's Fishing Camp Subdivision as recorded in Map Book 3, Page 72, also being known as Tract 4, according to Lincoln's Survey of Lots 7, 8, 9, 10 and 11, Murphy's Fish Camp as recorded in Map Book 24, Page 84 in the Probate Office of Shelby County, Alabama, described as follows:

Commence at the SE corner of Section 2 and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet; thence North 45 degrees 18 minutes 53 seconds West for 187.02 feet; thence North 38 degrees 04 minutes 26 seconds East for 74.51 feet to the Point of Beginning; thence North 75 degrees 58 minutes 16 seconds West for 246.46 feet; thence South 03 degrees 03 minutes 04 seconds East for 128.96 feet to the Northerly boundary of L&M Trace; thence North 80 degrees 0 Minutes 57 seconds East and along said Northerly Boundary for 112.11 feet to the beginning of a curve to the left, said curve having a central angle of 24 degrees 19 minutes 45 seconds and a radius of 312.12 feet; thence Northeasterly along said curve for 132.53 feet to the Point of Beginning.

According to the survey of James A. Riggins, dated August 13, 1998.

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

Grantor's Name David Brannon
Richard Brannon
Kimbra Nall Harrison

Grantee's Name Russell Clemons
Roxanne Clemons

Mailing Address 45 Holly Cove
Riverside, AL 35135

Mailing Address 140 L and M Trace
Shelby AL 35147

Property Address L and M Trace
Shelby, AL 35143

Date of Sale May 01, 2024
 Total Purchase Price \$20,000.00



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 05/17/2024 09:30:59 AM
 \$49.00 PAYGE
 20240517000146510

Ann S. Byrd

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)

xx Bill of Sale Appraisal
Sales Contract Other
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 May 06, 2024

Print David Brannon

Sign *David Brannon*
 (Grantor/Grantee/Owner/Agent) circle one

Unattested
 (verified by)