



20240722000223510 1/4 \$218.00
Shelby Cnty Judge of Probate, AL
07/22/2024 11:36:14 AM FILED/CERT

DO NOT WRITE ABOVE THIS LINE

THIS INSTRUMENT PREPARED BY:
THOMAS B. PRICKETT, II
ATTORNEY AT LAW
215 - Second Avenue, East P.O. Box 1200
Oneonta, Alabama 35121-1200
PHONE: 205/625-4821

SEND TAX NOTICE TO:

Karen Doyal
3058 Arbor Bend
Hoover AL 35244

STATE OF ALABAMA

COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, that in consideration of TEN (\$10.00)

DOLLARS to the undersigned grantor or grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we,

KAREN DOYAL, the widow of **THOMAS R. DOYAL**, who died on the 6th day of August, 2021, and was on the date of his death a resident citizen of Baldwin County, Alabama and **HUNTER R. DOYAL**

(herein referred to as grantors) do grant, bargain, sell and convey unto

KAREN DOYAL and HUNTER R. DOYAL

(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 real estate situated in Shelby County, Alabama, to-wit:

PARCEL I:

A parcel of land situated in the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West and lying South of Aaron Road, West of Alabama Highway No. 261 and being more particularly described as follows:

Beginning at the NE corner of Lot 1, Chadwick Phase 1 as recorded in MB. 17, Page 52 in the Office of the Judge of Probate in Shelby County, Alabama; thence N 35°18'08" E and run along the Northwesterly right-of-way of said Highway No. 261 a distance of 503.66 feet more or less to the South right-of-way of Aaron Road; thence S 87°11'30" W and run along said right-of-way a distance of 460.50 more or less; thence S 00°27'44" W and run a distance of 209.58 more or less; thence S 89°32'16" W and run a distance of 263.00 feet more or less; thence S 00°27'44" W and run a distance of 120 feet more or less; thence S 89°32'16" E and run a distance of 300 feet more or less; thence S 66°27'36" E and run a 146.76 feet to the Point of Beginning.

Shelby County, AL 07/22/2024
State of Alabama
Deed Tax: \$187.00

ALSO PARCEL II:

A parcel of land situated in the SW 1/4 of the NE 1/4 and the SE 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 2 West being of the NE 1/4 more particularly described as follows:

Commence at the SE corner of the SW 1/4 NE 1/4 of Section 2, Township 20 South, Range 3 West; thence N 89°31'54" W and along the South line of said 1/4-1/4 a distance of 443.12 feet; thence N 00°07'36" E a distance of 46.96 feet; thence N 26°07'07" E a distance of 178.24 feet; thence N 00°27'44" E a distance of 226.79 feet; thence S 89°32'16" E a distance of 527.57 feet to the Westerly right-of-way of Alabama State Highway No 261 (30 foot R.O.W.); thence N 30°59'19" E and along said right-of-way a distance of 200.22 feet to the point of a curve to the right having a central angle of 4°18'49" and a radius of 4000.00 feet; thence continue along the arc of said curve a distance of 301.14 feet to the curve's end; thence N 35°16'09" E and continue along said right-of-way a distance of 68.93 feet to the point of beginning of the parcel herein described; thence continue along last described course and along said right-of-way a distance of 103.24 feet; thence N 89°55'27" W a distance of 1,139.58 feet; thence S 01°39'23" E a distance of 19.50 feet; thence S 89°32'16" E a distance of 870.26 feet; thence S 89°30'51" E a distance of 74.57 feet; thence S 65°27'36" E a distance of 145.76 feet to the point of beginning.

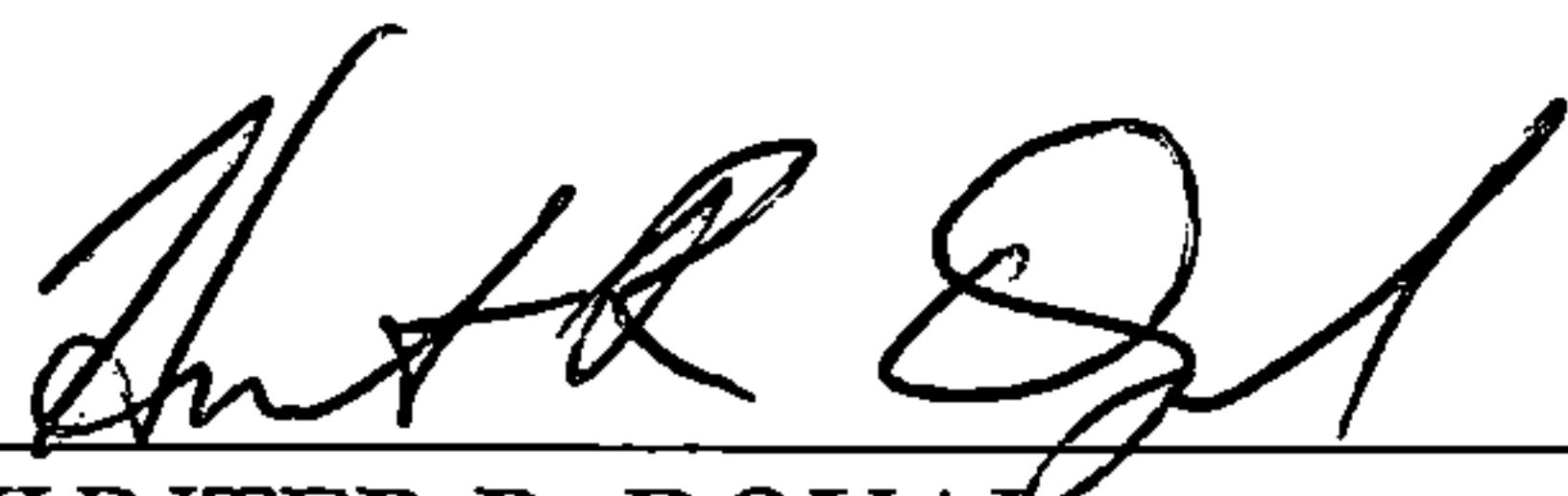
LESS AND EXCEPT property purchased by Alabama DOT for the turning lane at intersection of Aaron Road and Alabama 261.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death or assigns 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 as 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 22 day of July, 2024.

Karen Doyal
KAREN DOYAL


HUNTER R. DOYAL

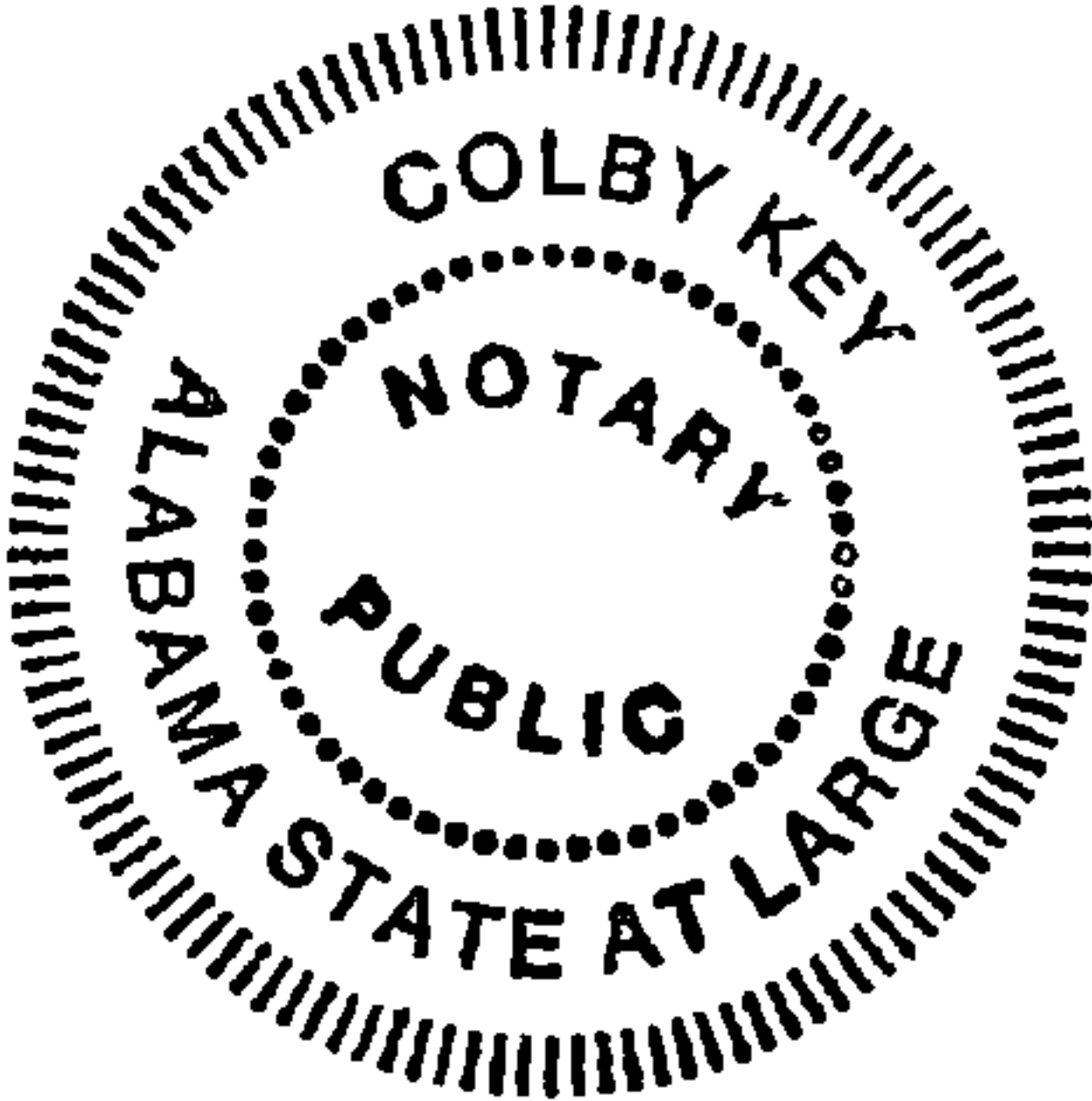
STATE OF ALABAMA

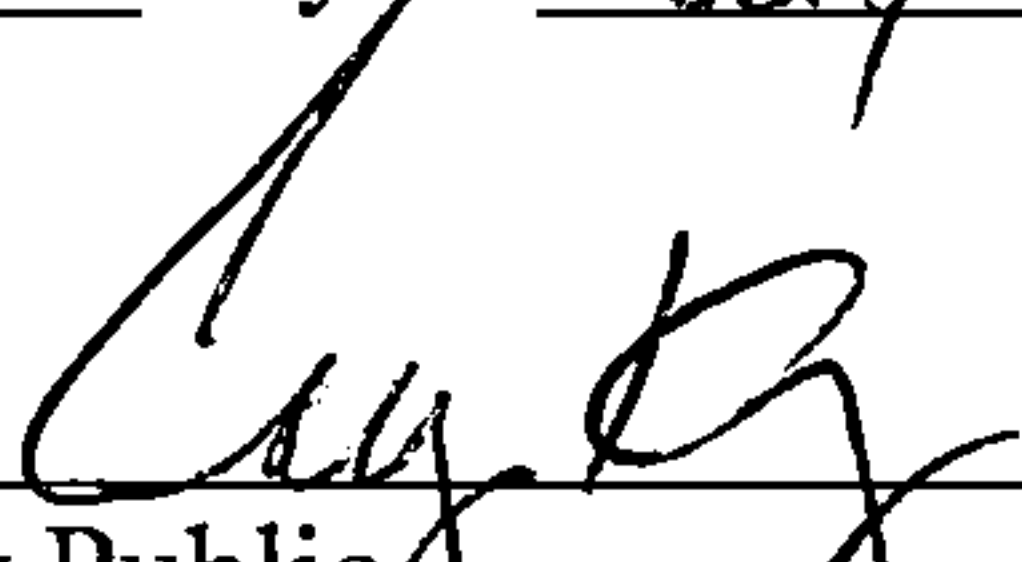
GENERAL ACKNOWLEDGMENT

COUNTY OF Shelby

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that KAREN DOYAL, 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 the conveyance, she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of Jul, 2024.




Notary Public
Comm Exp.: 7/9/25

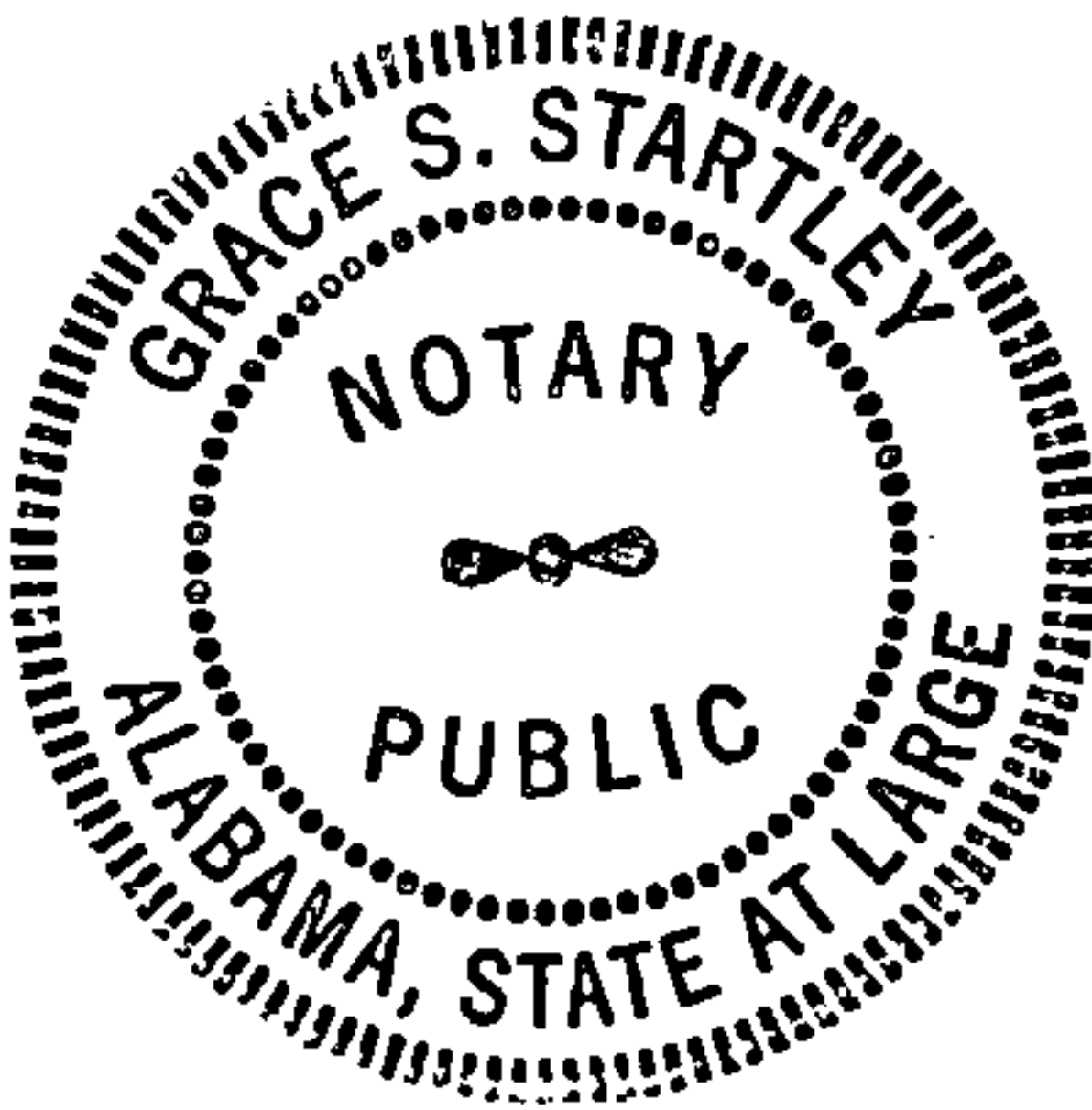
STATE OF ALABAMA

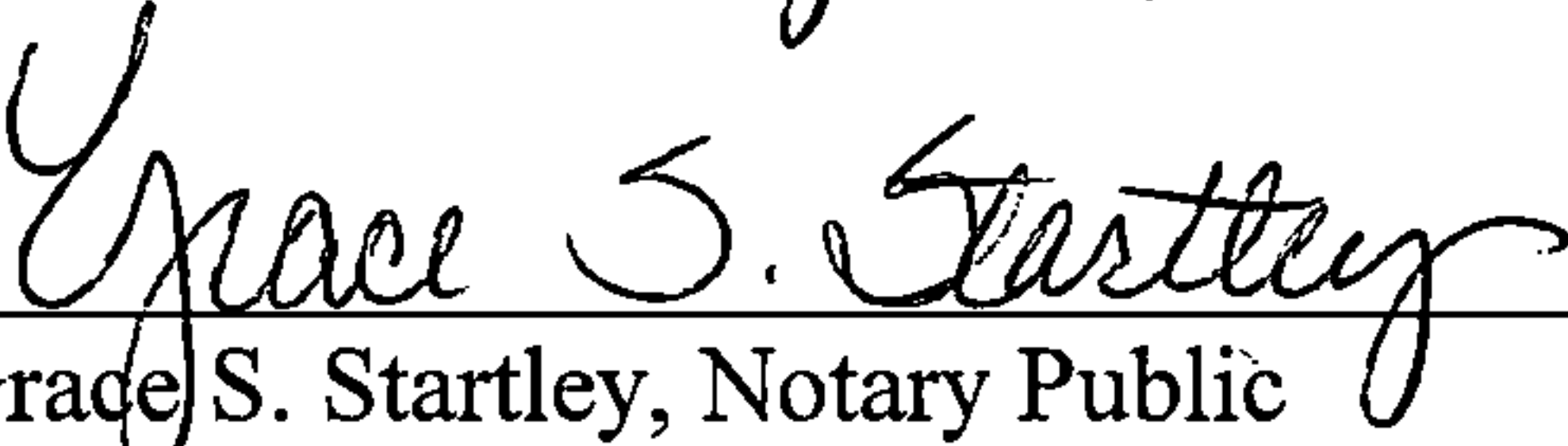
GENERAL ACKNOWLEDGMENT

COUNTY OF BLOUNT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that HUNTER R. DOYAL, 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 the conveyance, he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 10th day of July, 2024.




Grace S. Startley, Notary Public
Alabama - State at Large
Comm Exp.: 7/12/2027



20240722000223510 4/4 \$218.00
Shelby Cnty Judge of Probate, AL
07/22/2024 11:36:14 AM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975 § 40-22-1

Grantor's Name: Hunter Doyal
Karen Doyal

Grantee's Name: Hunter Doyal
Karen Doyal

Mailing Address: 3058 Arbor Bend
Hoover AL 35244

Mailing Address: 3058 Arbor Bend
Hoover AL 35244

Property Address: Parcel # 131021600 013.030

Date of Sale: _____

Total Purchase Price: \$ _____

OR Actual Value: \$ _____

OR Assessor's Value: \$ 186,930

The Purchase Price or Actual Value claimed on this form can be verified in the following documentary evidence: (Recordation of evidence is not required)

☐ Bill of Sale ☐ Sales Contract ☐ Closing Statement ☐ Appraisal ☐ Other _____

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 is 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: _____

Print Name: KAREN DOYAL

Signature: Karen Doyal

☐ Unattested _____
(verified by)

☐ Grantor ☐ Grantee ☐ Owner ☐ Agent