

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-24-29946

Send Tax Notice To: Christy Leigh Adams
Todd Bryant Barnett
AL

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 **Two Hundred Twenty Nine Thousand Dollars and No Cents (\$229,000.00)**, 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, **Darren L. Anderson**, a single man(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Christy Leigh Adams and Todd Bryant Barnett**, 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

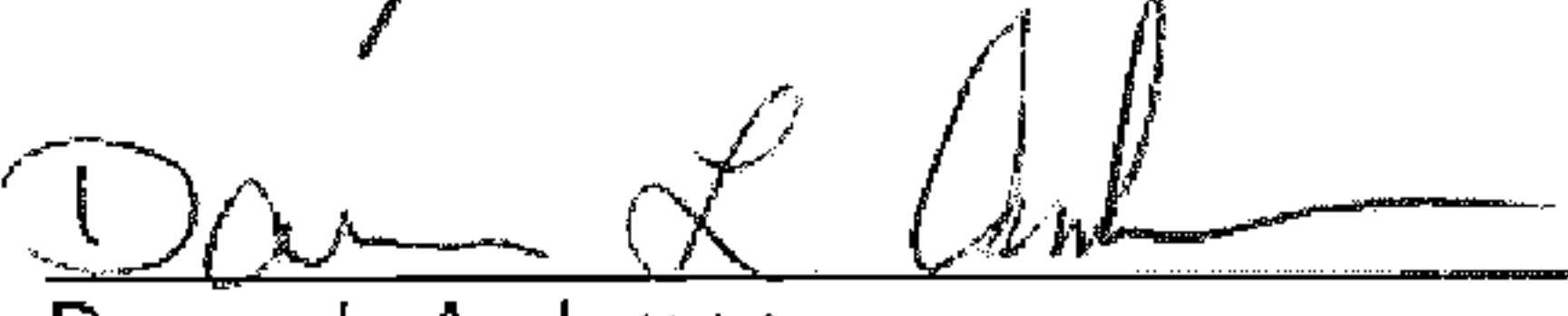
Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$137,000.00 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 31st day of July, 2024.


Darren L. Anderson

State of Alabama
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Darren L. Anderson, 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 31st day of July, 2024.

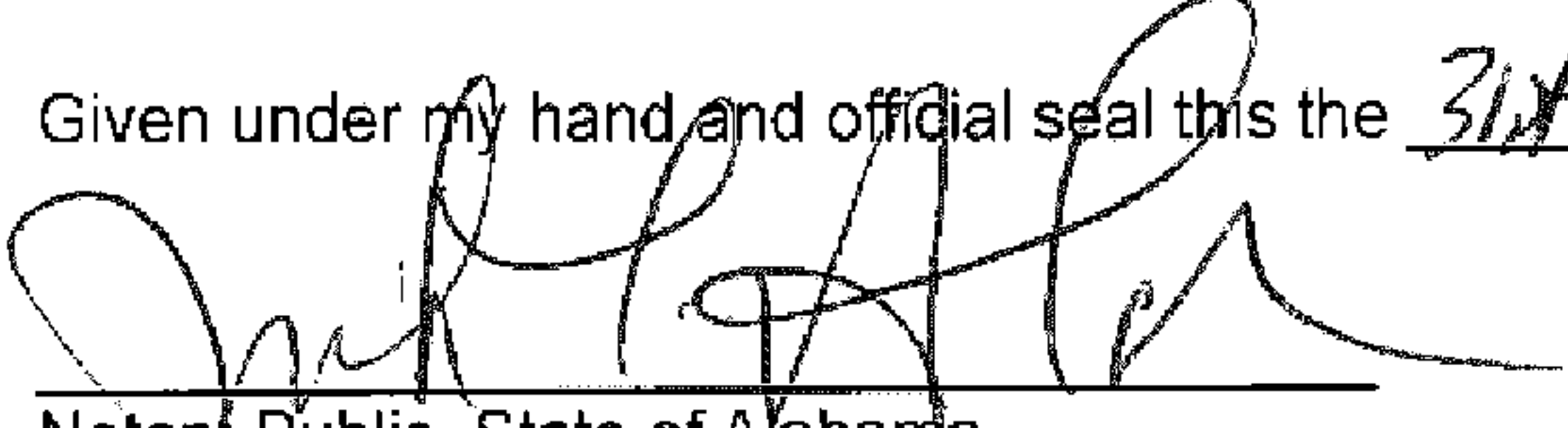

Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NE corner of the SE ¼ of the SW ¼ of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama; thence North 89 degrees 30 minutes 16 seconds West along the North line of said ¼-1/4 section for a distance of 355.54 feet to the point of beginning; thence continue along the last described course for a distance of 325.81 feet; thence South 00 degrees 49 minutes 15 seconds East for a distance of 655.60 feet; thence South 89 degrees 45 minutes 09 seconds East for a distance of 119.23 feet to the Northwesterly right of way line of Shelby County Highway 71 and a point on a curve to the left having a central angle of 5 degrees 49 minutes 57 seconds and a radius of 1454.73 feet; said curve subtended by a chord bearing North 50 degrees 04 minutes 12 seconds East and a chord distance of 148.02 feet; thence along the arc of said curve for a distance of 148.09 feet to the intersection of said right of way and the westerly right of way line of Spring Creek Road; thence North 08 degrees 31 minutes 26 seconds East along said Spring Creek Road right of way and leaving said Highway 71 for a distance of 564.46 feet to the point of beginning.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/01/2024 08:13:29 AM
 \$120.00 PAYGE
 20240801000237910

Allen S. Byrd

Real Estate Sales Validation Form

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

Grantor's Name	Darren L. Anderson	Grantee's Name	Christy Leigh Adams
Mailing Address	<u>270 Burrum Rd</u> <u>Chelsea, AL 35</u>	Mailing Address	<u>95 Higgins Rd</u> <u>Shelby AL 35143</u>
Property Address	<u>95 Higgins Rd.</u> <u>Shelby, AL 35143</u>	Date of Sale	<u>July 31, 2024</u>
		Total Purchase Price	<u>\$229,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u>xx</u> Bill of Sale	<u></u> Appraisal
<u></u> Sales Contract	<u></u> Other
<u></u> 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 July 31, 2024

Print Darren L. Anderson

Unattested

Sign *Darren L. Anderson*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one