

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Chuck J. Carr
Kathleen M. Carr
119 Perkins Pt.
Columbiana, AL 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration ONE
DOLLARS (\$ 1.00) and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, *Bennie Joe Vaughn, a single man* (herein referred to as *Grantor*) grant, bargain, sell and convey unto *Chuck J. Carr and Kathleen M. Carr, as joint tenants with right of survivorship* (herein referred to as *Grantees*), the following described real estate, situated in: Shelby County, Alabama, to-wit:

PARCEL II:

A parcel of land being part of Lot 26AA of a resurvey of Lots 26A and 27A of Perkins Landing, Sector 2, as recorded in Map Book 53, Page 21, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the NE corner of Lot 26AA of a Resurvey of Lots 26A and 27A of Perkins Landing, Sector 2, as recorded in Map Book 53, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama; thence North 87 degrees 24 minutes 46 seconds West a distance of 79.48 feet to the point of beginning; thence continue North 87 degrees 24 minutes 46 seconds West a distance of 99.77 feet; thence South 69 degrees 01 minutes 03 seconds East a distance of 24.88 feet; thence South 80 degrees 05 minutes 01 seconds East a distance of 72.81 feet; thence North 15 degrees 34 minutes 57 seconds East, a distance of 17.59 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2024.
2. Easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30 day of July, 2024.

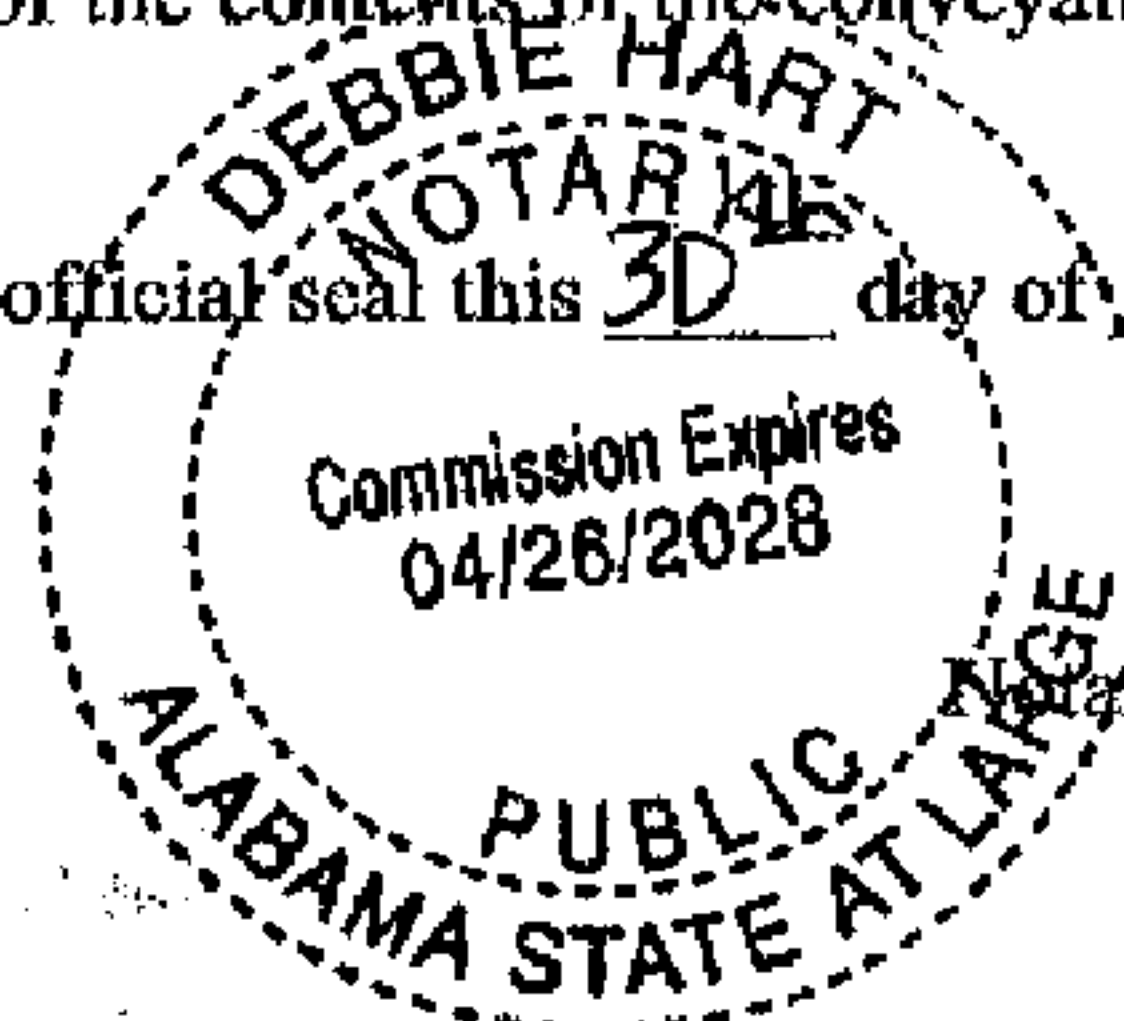
BENNIE JOE VAUGHN

Bennie Joe Vaughn
Bennie Joe Vaughn

STATE OF ALABAMA)
COUNTY OF BALDWIN)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that *Bennie Joe Vaughn*, 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 30 day of July, 2024.



Debbie Hart
Notary Public
My Commission Expires: 04-26-2028



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 08/12/2024 09:05:30 AM
 \$35.00 JOANN
 20240812000249290

Allen S. Bayl

Real Estate Sales Validation Form

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

Grantor's Name Bennie Joe Vaughn
 Mailing Address 31862 Shoal Water Dr
Orange Beach, AL
36561

Grantee's Name Chuck S Carr
 Mailing Address 119 Perkins Pt
Columbiana, AL
35051

Property Address 119 Perkins Pt
Columbiana, AL
35051

Date of Sale 7-30-24
 Total Purchase Price \$ 10,000.00

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)

☒ 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 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 7-30-24

Print Mike T. Johnson

Sign Mike T. Johnson

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one