

This Instrument was Prepared by:

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

File No.: S-24-29989

Send Tax Notice To: Michael R. Lovelace
Kristi G. Lovelace

3700 Hwy 61
Columbiana AL 35051

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 **Thirty Thousand Dollars and No Cents (\$30,000.00)**, 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, **Karen Garrett and Ferman Garrett Jr.**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael R. Lovelace and Kristi G. Lovelace 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

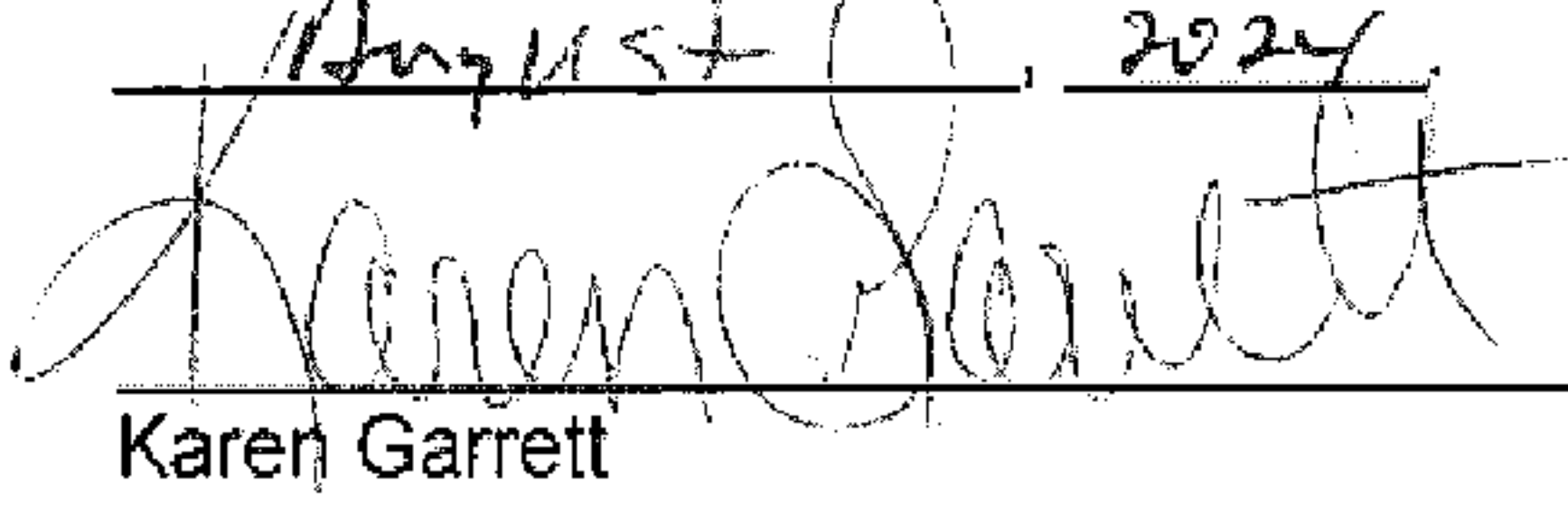
Property may be subject to taxes for 2024 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

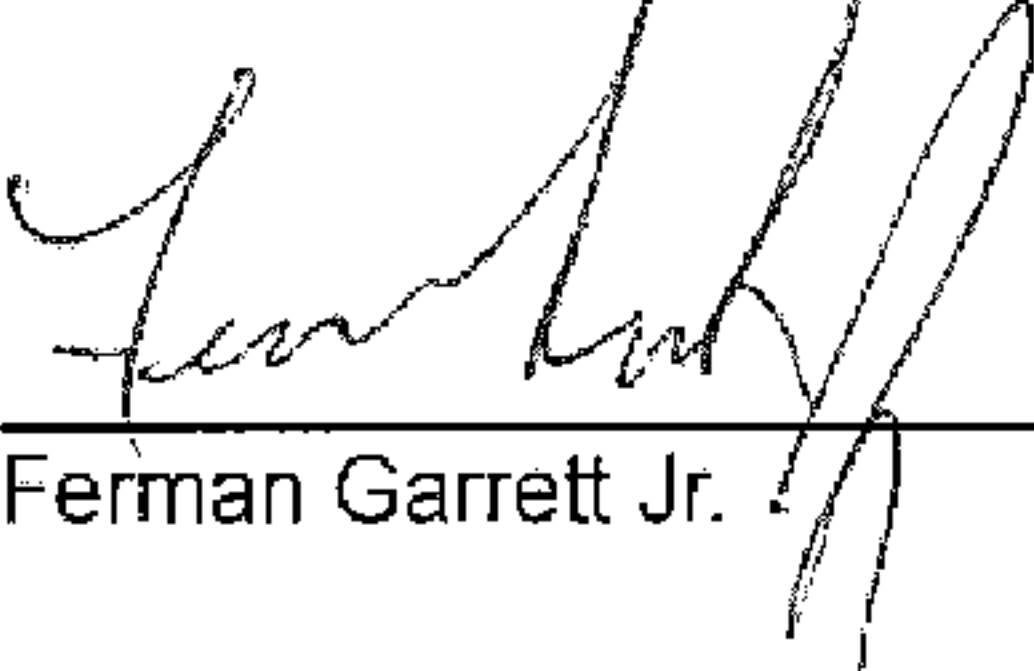
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 21st day of

August, 2024


Karen Garrett



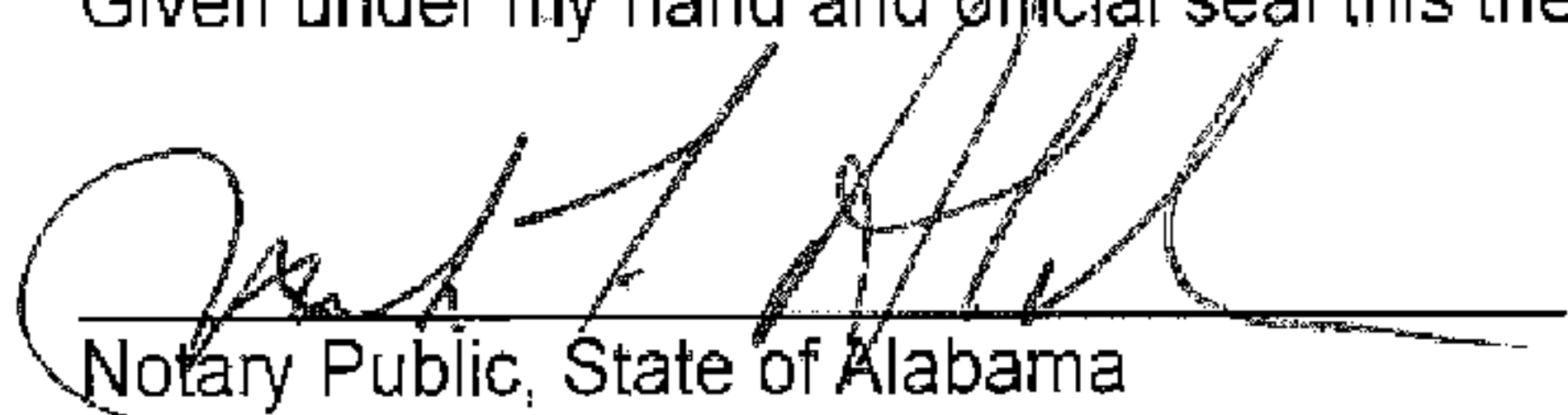
Ferman Garrett Jr.

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 Karen Garrett and Ferman Garrett Jr., 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 21st day of August, 2024.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 01, 2024

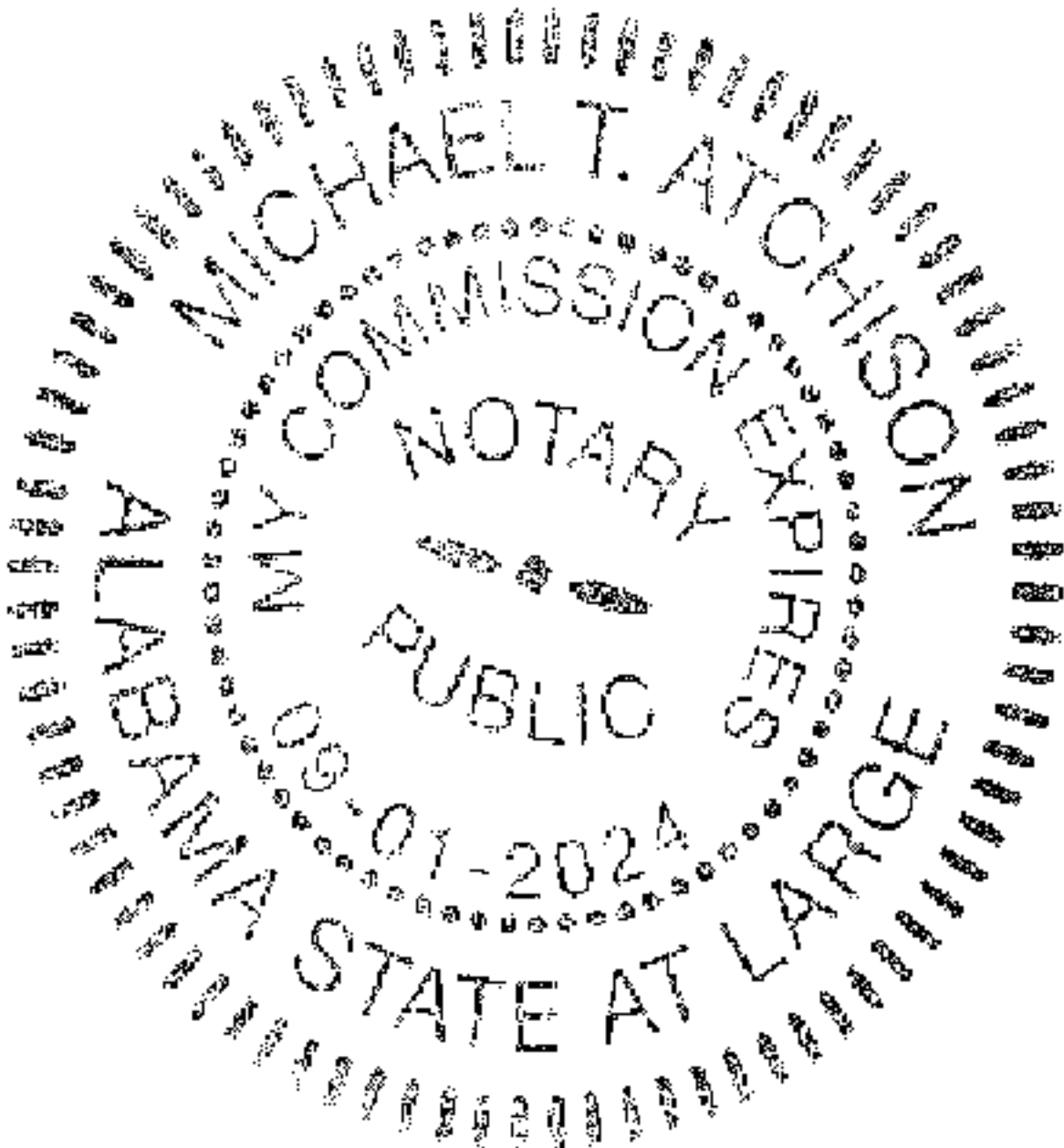


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 28, Township 21 South, Range 1 East, Shelby County, Alabama; thence S01°10'16"W a distance of 85.25' to the POINT OF BEGINNING; thence N89°21'100"W a distance of 268.63' to the Easterly R.O.W. Line of Shelby County Highway 61; thence S20°18'59"W and along said R.O.W. line a distance of 315.32'; thence S78°11'28"E and leaving said R.O.W. line a distance of 39.72'; thence N76°01'24"E a distance of 39.91'; thence N57°19'07"E a distance of 67.26'; thence N61°36'18"E a distance of 33.52'; thence N69°51'13"E a distance of 16.75'; thence S13°11'46"W a distance of 293.15'; thence S84°11'41"E a distance of 60.00'; thence N21°25'44"E a distance of 563.58' to the POINT OF BEGINNING.

According to the Survey of Rodney Shiflett dated February 20, 2013

Grantor herein resurve access to the existing water line as shown on Exhibit B. In the event that the water line must be moved the cost shall be paid by the Grantee.

EXHIBIT B



F6

05/18/24
03:50 AM
dotloop w
MR
05/18/24

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

Grantor's Name	Karen Garrett Ferman Garrett Jr.	Grantee's Name	Michael R. Lovelace Kristi G. Lovelace
Mailing Address	<u>3624 Hwy 61</u> <u>Columbiana AL 35051</u>	Mailing Address	<u>3700 Hwy 61</u> <u>Columbiana, AL 35051</u>
Property Address	Highway 61 Columbiana, AL 35051	Date of Sale	August 21, 2024
		Total Purchase Price	\$30,000.00
		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)

<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 August 19, 2024

Print Karen Garrett

Unattested

Sign Karen Garrett

(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
08/21/2024 03:50:12 PM
\$61.00 BRITTANI
20240821000262070

Form RT-1

Alvin S. Boyd