

This Instrument was Prepared by:

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

File No.: S-24-29962

Send Tax Notice To: Daniel H. Brannon
Mary W. Brannon

119 Perkins Pt
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 **Nine Hundred Seventy Thousand Dollars and No Cents (\$970,000.00)**, 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, **Chuck J. Carr and Kathleen M. Carr**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Daniel H. Brannon and Mary W. Brannon**, 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 23rd day of Oct, 2024.

Chuck J. Carr
Chuck J. Carr

Kathleen M Carr
Kathleen M. Carr

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 **Chuck J. Carr and Kathleen M. Carr**, 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 23rd day of Oct, 2024.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

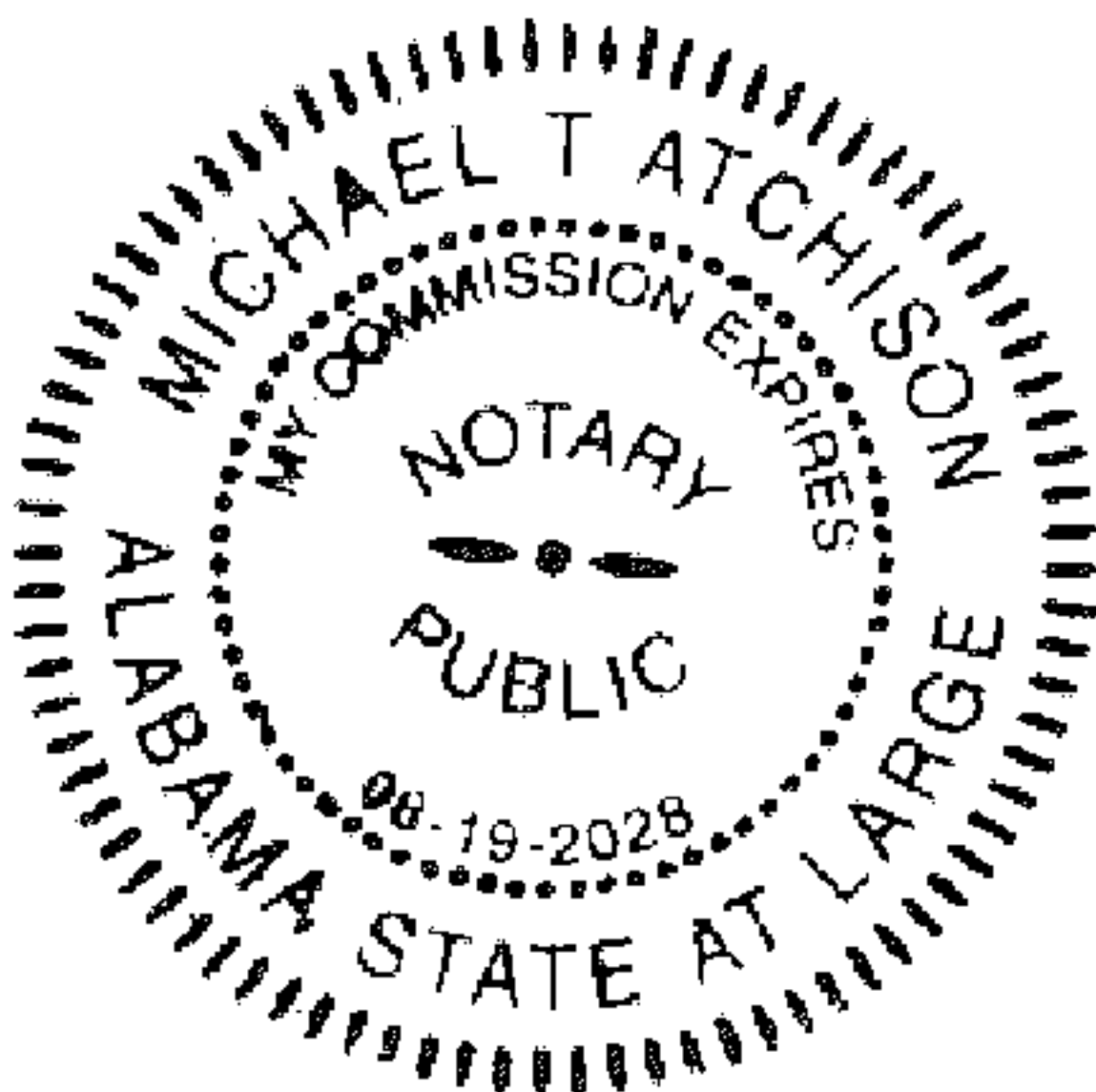
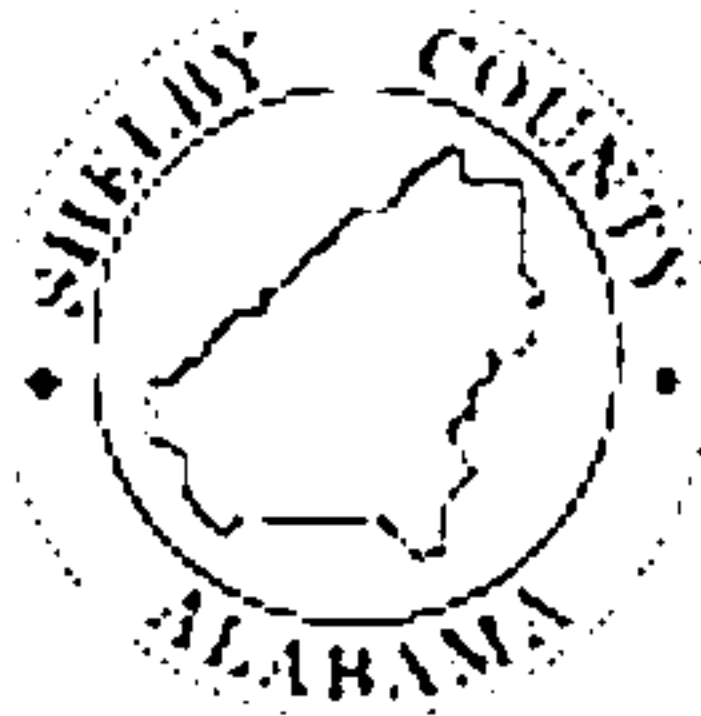


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:
Lot 25, according to the Survey of Perkins Landing, Sectors 1 & 2, a condominium, in Shelby County, Alabama as established by that certain Declaration of Condominium as recorded in Instrument No. 2000-24647 and Articles of Incorporation of Perkins Landing Residential Association Inc., as recorded in Instrument No. 2000-24648, in the Probate Office of Shelby County, Alabama together with an undivided 1/51 interest in the common elements of Perkins Landing Sector 1 & 2 a Condominium as set out in the Declaration of Condominium and according to the survey of Perkins Landing sectors 1 & 2, a Condominium, recorded in Map Book 27, Page 33, in that certain resurvey of Lots 14, 15, 28, 29 and Common Area E, as recorded in Map Book 27, Page 130, in the Probate Office of Shelby County, Alabama.

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.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 10/28/2024 08:53:23 AM
 \$998.00 PAYGE
 20241028000335830

Allen S. Bezel

Real Estate Sales Validation Form

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

Grantor's Name	Chuck J. Carr Kathleen M. Carr	Grantee's Name	Daniel H. Brannon Mary W. Brannon
Mailing Address	<u>2985 Henry Pass</u> <u>Hoover, AL 35244</u>	Mailing Address	<u>119 Perkins Pt</u> <u>Columbiana, AL 35051</u>
Property Address	119 Perkins Pt. Columbiana, AL 35051	Date of Sale	October 23, 2024
		Total Purchase Price	\$970,000.00
		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 October 16, 2024

Print Chuck J. Carr

Unattested

(verified by)

Sign *Chuck J. Carr*
 (Grantor/Grantee/Owner/Agent) circle one