

WARRANTY DEED – JOINTLY FOR LIFE WITH REMAINDER TO SURVIVE

SEND TAX NOTICE TO:

(Name) Daniel JAMES, Thomas Frank JAMES, Jean Patricia JAMES
(Address) 1062 Chancellor Ferry Loop, Harpersville, Alabama, 35078



20241104000343310 1/3 \$54.00
Shelby Cnty Judge of Probate, AL
11/04/2024 11:41:34 AM FILED/CERT

This Instrument was Prepared by
(Name) Clayton L BARUM
(Address) 1716 Lake Hardwood Drive, Birmingham, Alabama, 35242

STATE OF ALABAMA
SHELBY (County) KNOW ALL MEN BY THESE PRESENT

That in consideration of Twenty Five Thousand Dollars to the undersigned grantor (s) in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Farmingdale Estates LLC (C/O Clayton L BARUM (herein referred to as GRANTORS) do grant, bargain, sell and convey unto Jean Patricia JAMES, Daniel JAMES, Thomas Frank JAMES (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate situated in SHELBY County, Alabama to-wit

Tax Parcel ID Number 07 8 33 2 001 004.005 – Acres 1.73 : Map Book 30 Page 94 In the Probate Office of Shelby County, Columbiana, Alabama, 35051

Lot 6
CLB
TANYARD BRANCH ESTATES

Legal Description

| | | | |
|---|-------------|---------|---|
| LEGAL DESCRIPTION FOR Parcel ID: 07 8 33 2 001 004.005 | | | |
| SURVEY COMPLETED BY : Donald H TUCKER (Ala License #21862) Dated 02/20/08 Map Book 39 Page 120 | | | |
| Commence at a 5/8 solid iron marking the SW corner of the NW1/4 -NW1/4 of section 33, T-19-S, R-2-E | | | |
| thence | N00°00'13"E | 513.53' | along the west line of said forty to a capped rebar (LS#4848) |
| thence leaving said forty line | N89°33'00"E | 208.93' | to a capped Rebar (PECO) |
| thence | N89°31'30"E | 207.50' | to a capped Rebar (PECO) |
| thence | N89°30'21"E | 206.71' | to a capped Rebar (PECO) |
| thence | N89°32'28"E | 207.49' | to a capped Rebar (PECO) |
| thence | N89°31'14"E | 210.29' | to REBAR – Also being the point of beginning for Parcel ID: 07 8 33 2 001 004.005 |
| STARTING AT THE NW CORNER OF Parcel ID: 07 8 33 2 001 004.005 - BEGIN a 5/8 Rebar | | | |
| thence | N89°33'28"E | 24.05' | to a capped Rebar (S#4848) |
| thence | S25°34'01"E | 855.81' | to a capped Rebar (S#4849) |
| thence | S46°38'34"E | 240.37' | to a capped Rebar (PECO) |
| thence | Nxx°xx'xx"W | 0.00' | No Chord Recorded by Tucker |
| thence | N20°23'54"W | 938.99' | to a capped Rebar at point of beginning |
| SURVEY COMPLETED BY : Joseph A Miller (Ala 17054) Dated 10/09/24 | | | |
| STARTING AT THE NW CORNER OF Parcel ID: 07 8 33 2 001 004.005 - BEGIN a 5/8 Rebar (PECO CAP) - MTTR ENGINEERS SURVEY - OCTOBER 9TH 2024 | | | |
| thence | N89°33'28"E | 24.05' | to a 5/8 Rebar LS 4838 |
| thence | S25°34'01"E | 855.81' | Found 5/8 Rebar (GILBERT CAP) |
| thence | S46°38'34"E | 240.37' | to a 5/8 Rebar (PECO CAP) |
| thence | N76.42'41"W | 247.12' | Found 5/8 Rebar (TUCKER CAP) |
| thence | N20°23'44"W | 938.99' | Found 5/8 Rebar (PECO CAP) at point of beginning |

Shelby County, AL 11/04/2024
State of Alabama
Deed Tax: \$25.00

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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 served or terminated during the joint lives of the grantees herein) in the event one grantee survives the other. The entire interest in fee simple shall pass to the surviving grantee, and if on does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

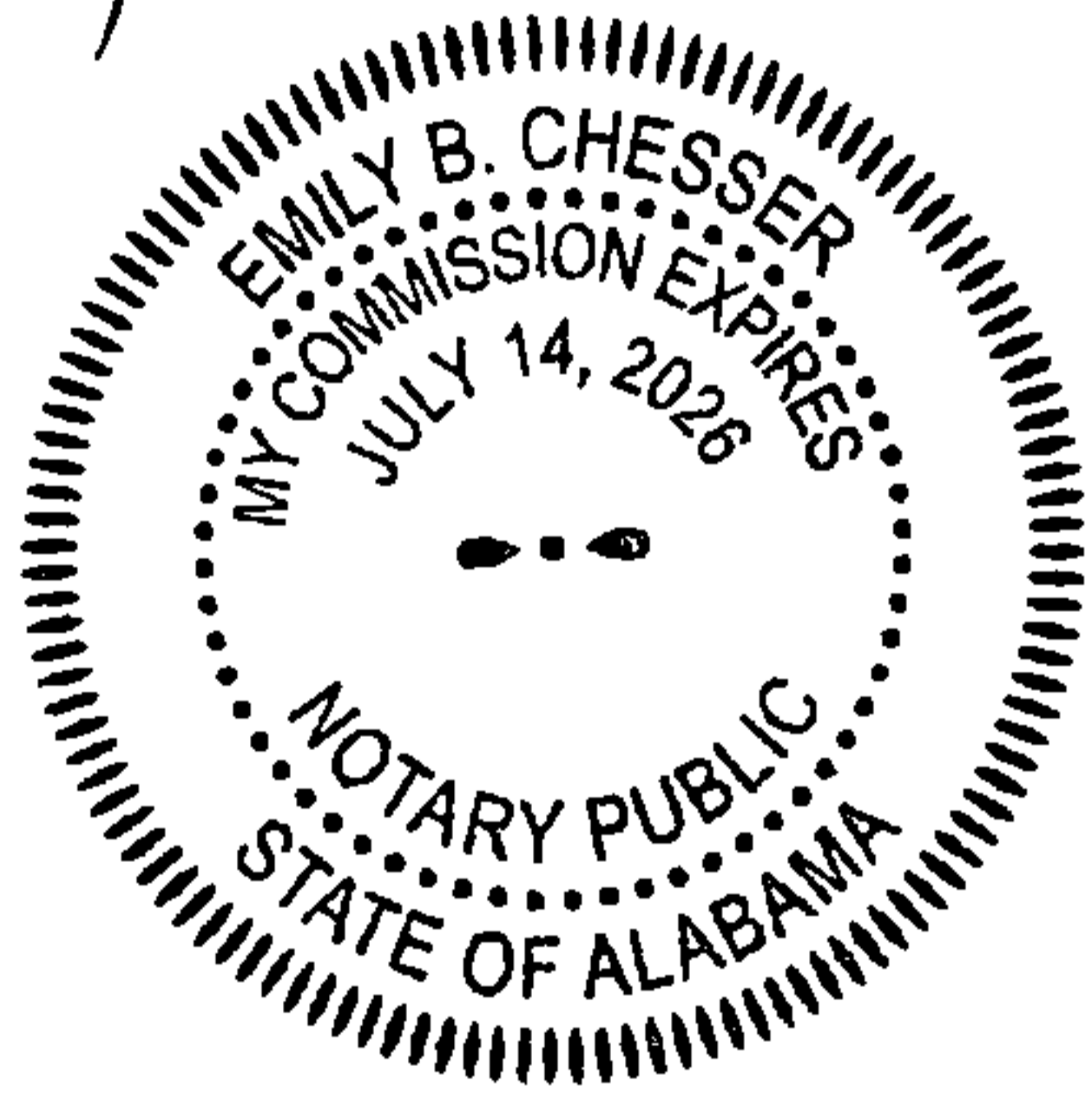
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I (we) have a good right to sell and convey the same aforesaid: that I (we) will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

Clayton L BARUM / Farmingdale Estates LLC

Signed Clayton L Barum Date 4th November 2024

IN WITNESS WHEREOF, _____ have hereunto set _____ hand(s)
and seal(s), this 4th day of November, 2024

WITNESS
Emily B. Chessier (Seal) _____ (Seal)



Real Estate Sales Validation Form

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

Grantor's Name CLAY L BRANUM
Mailing Address 1716 LAKE HARDWOOD DRIVE
BIRMINGHAM
AL 35242

Grantee's Name JEAN PATRICIA JAMES
DANIEL JAMES
THOMAS FRANK JAMES
Mailing Address 1062 CHANCELLOR FERRY LOOP
HARPERSVILLE
AL 35078

Property Address LOT 7 - TANTALUM BRANCH ESTATES
HWY 944,
HARPERSVILLE, AL 35078

Date of Sale 11/4/24

Total Purchase Price \$25,000

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



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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 11/4/24

Unattested

(verified by)

Print

Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1