

This Instrument was Prepared by:

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

File No.: MV-24-30125

Send Tax Notice To: Neal Bearden
Roena Bearden

151 Sunrise Circle
Wilsonville, AL 35786

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 **Three Hundred Forty Five Thousand Dollars and No Cents (\$345,000.00)**, 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, **Estate of Melvin Delano Lamons, Probate Case No. PR-2024-000186, Melvin Lee Lamons, a married man and Dennis Duane Lamons, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Neal Bearden and Roena Bearden**, 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 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.
No part of the homestead of the Grantors herein or spouse, if any.
\$241,400.00 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 26th day of November, 2024.

ESTATE OF MELVIN DELANO LAMONS,
PROBATE CASE NO. PR-2024-000186, SHELBY
COUNTY, ALABAMA

Melvin Lee Lamons
Melvin Lee Lamons

Dennis Duane Lamons
Dennis Duane Lamons
Personal Representative

Poor Quality

Dennis Duane Lamons
Dennis Duane Lamons

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 Dennis Duane Lamons as Personal Representative of The Estate of Melvin Delano Lamons, Probate Case No. Pr-2024-000186, Shelby County, Alabama, Melvin Lee Lamons, and Dennis Duane Lamons, 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 26th day of November, 2024.

Mike T. Atchison
Notary Public, State of Alabama

My Commission Expires: 8-19-28

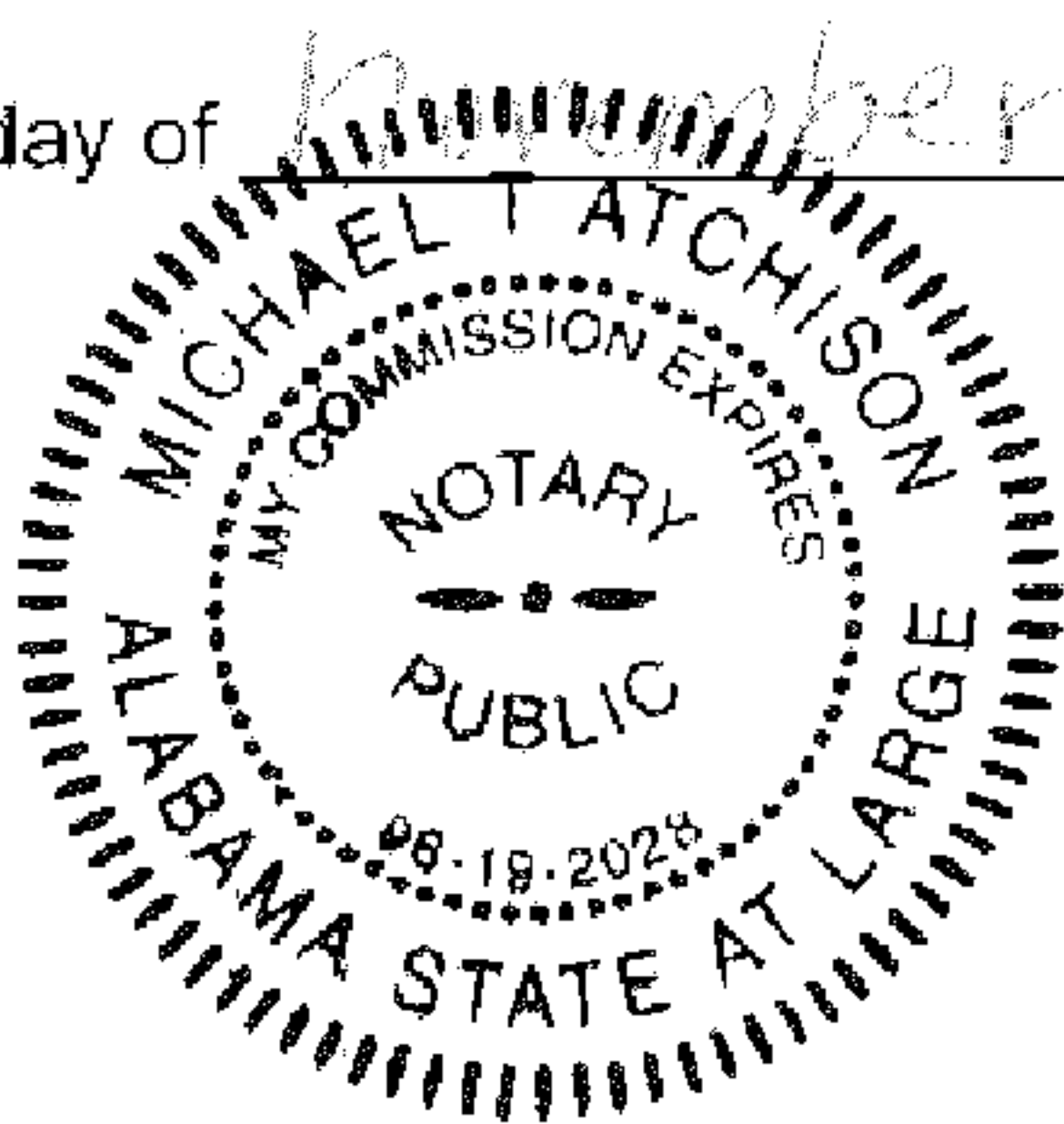


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Northwest corner of Lot 25, Sunrise Cove Subdivision, as recorded in Map Book 5, Page 31, Probate Office of Shelby County, Alabama; said point being a point on the Southeast right of way line of sunrise Circle; thence run Northwesterly, transverse to said R.O.W. line for 60.00 feet, to a point on the Northwest right of way line of said Sunrise Circle; thence turn an angle of 90 degrees 00 minutes to the right and run along said R.O.W. line, along a curve to the left, having a central angle of 7 degrees 45 minutes 56 seconds and radius of 229.83 feet, for an arc distance of 31.15 feet to a point, being the point of beginning of the parcel herein described, said point also being the Northeast corner of the parcel described in Deed Book 333, Page 919; thence turn an angle of 93 degrees 56 minutes 46 seconds to the left, from the tangent to the curve, and run 200.00 feet to an iron; thence turn an angle of 19 degrees 37 minutes 55 seconds to the left and run 166.39 feet to an iron; thence turn an angle of 80 degrees 01 minute 44 seconds to the left and run 148.97 feet to an iron; thence turn an angle of 88 degrees 34 minutes 05 seconds to the left and run 105.21 feet to an iron; thence turn an angle of 18 degrees 59 minutes 55 seconds to the right and run 49.28 feet to an iron; thence turn an angle of 106 degrees 48 minutes 35 seconds to the left and run 156.00 feet to a point; thence turn an angle of 83 degrees 59 minutes 03 seconds to the right and run 200.00 feet to the point of beginning, a capped iron set. Said parcel is lying in the NE 1/4 of the NW 1/4, Section 13, Township 21 South, Range 1 East, Shelby County, Alabama

Real Estate Sales Validation Form

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

<p>Grantor's Name Estate of Melvin Delano Lamons, Probate Case No. Pr-2024-000186, Shelby County, Alabama Melvin Lee Lamons Dennis Duane Lamons</p> <p>Mailing Address _____ _____ _____</p> <p>Property Address 151 Sunrise Cir. Wilsonville, AL 35186</p>	<p>Grantee's Name Neal Bearden Roena Bearden 151 Sunrise Circle Wilsonville, AL 35186</p> <p>Mailing Address _____ _____ _____</p> <p>Date of Sale November 26, 2024</p> <p>Total Purchase Price \$345,000.00</p> <p style="text-align: center;">or</p> <p>Actual Value _____</p> <p style="text-align: center;">or</p> <p>Assessor's Market Value _____</p>
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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)

<p>_____ Bill of Sale</p> <p><u>xx</u> Sales Contract</p> <p>_____ Closing Statement</p>	<p>_____ Appraisal</p> <p>_____ Other</p>
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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.

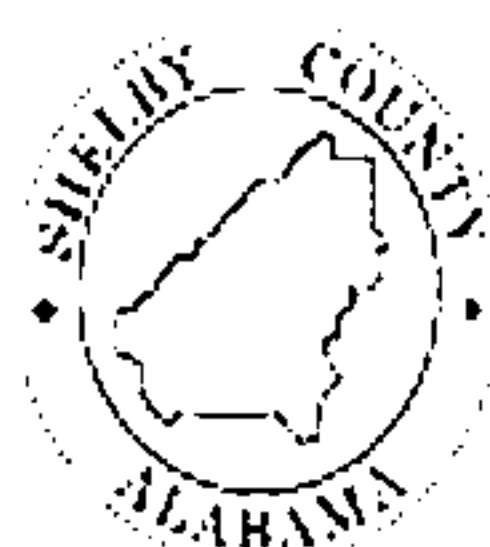
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 November 18, 2024

Print Estate of Melvin Delano Lamons, Probate Case No.
 Pr-2024-000186, Shelby County, Alabama



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 11/27/2024 02:11:34 PM
 \$134.00 BRITTANI
 20241127000369250

Dennis Duane Lamons

Form RT-1

Allen S. Byrd