

This Instrument was Prepared by:

Send Tax Notice To: William Mark McBride
Ada McBride

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

File No.: MV-24-30255

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 **One Hundred Fifty Five Thousand Dollars and No Cents (\$155,000.00)**, 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, **Sherry A. Yessick, a married woman and Clifford M. Anderson, a married man** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William Mark McBride and Ada McBride**, 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.

\$85,000.00 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 14 day of December, 2024.

Clifford M. Anderson
Clifford M. Anderson

State of Delaware

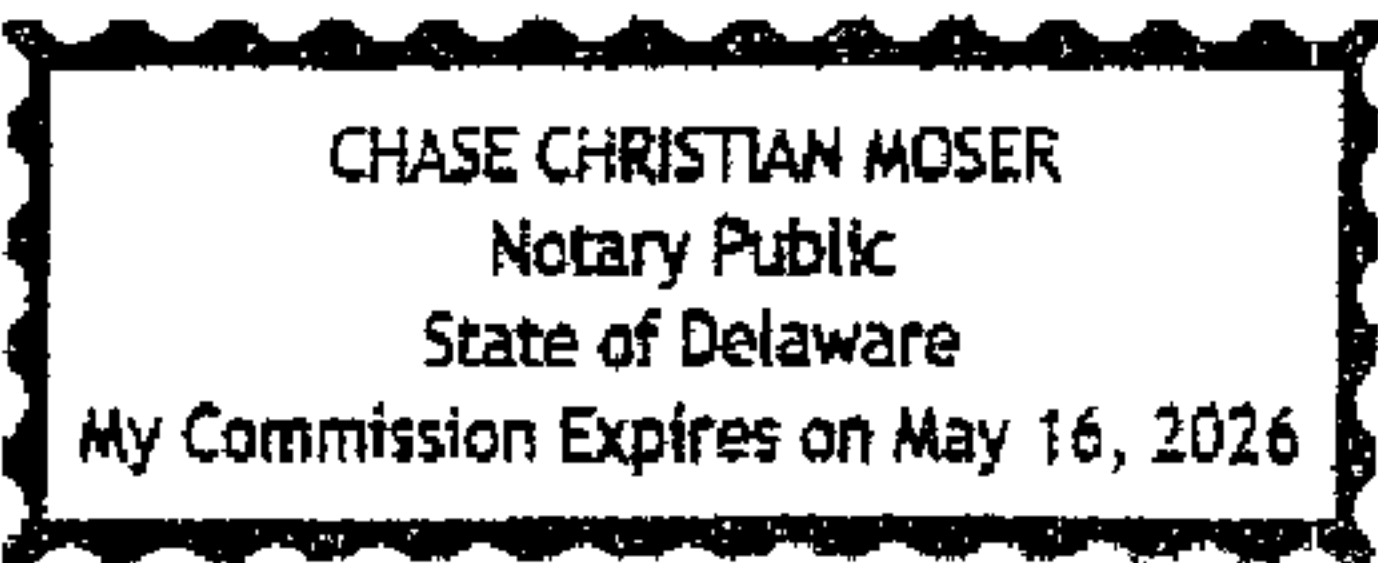
County of New Castle

I, Chase Christian Moser, a Notary Public in and for the said County in said State, hereby certify that Clifford M. Anderson 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 14 day of December, 2024.

Chase Christian Moser
Notary Public, State of Delaware

My Commission Expires: _____

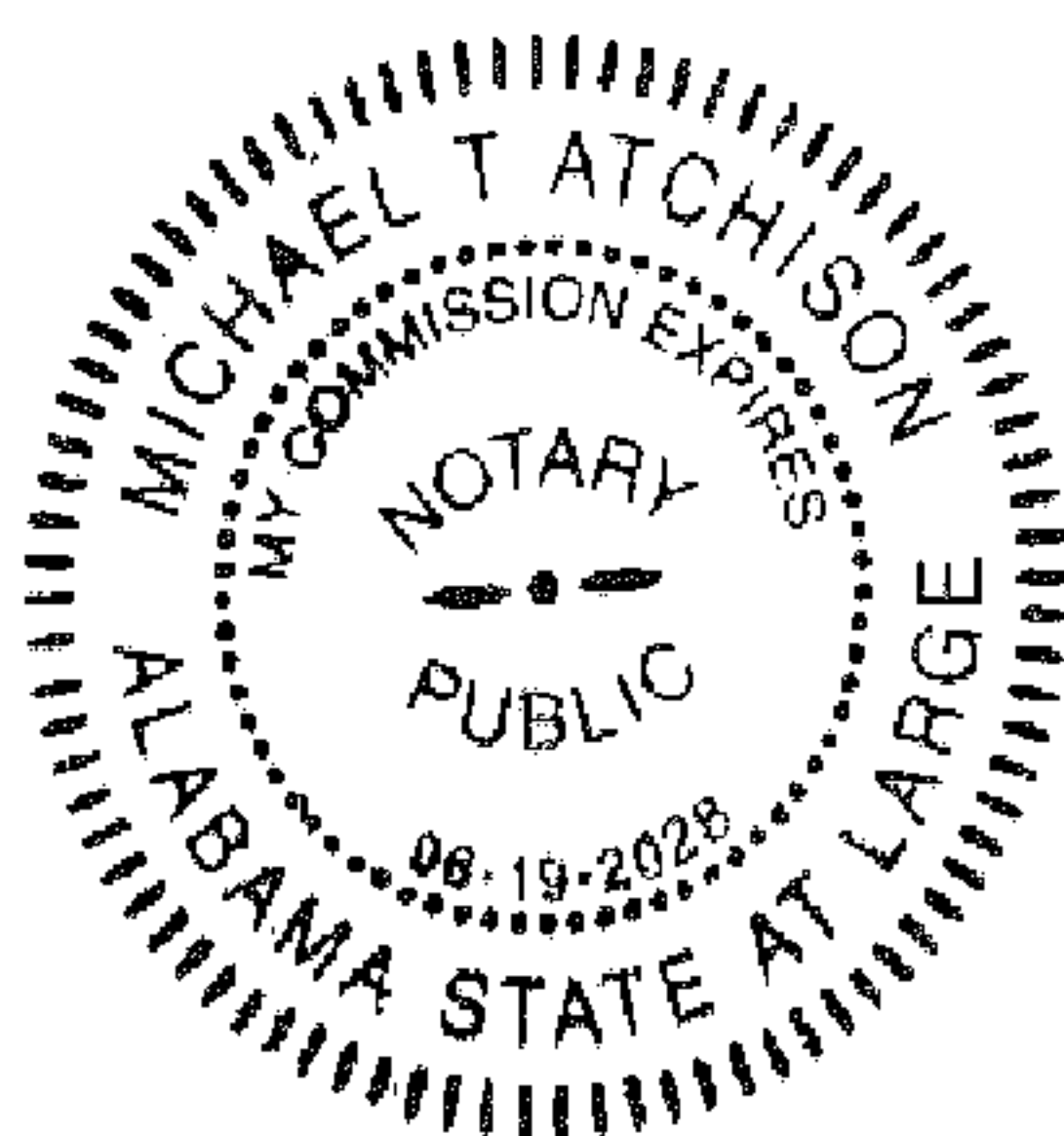


Sherry A. Yessick
Sherry A. Yessick

STATE OF ALABAMA)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Sherry A. Yessick**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16 day of Dec, 2024.



[Signature]
Notary Public
My Commission Expires: 8-19-28

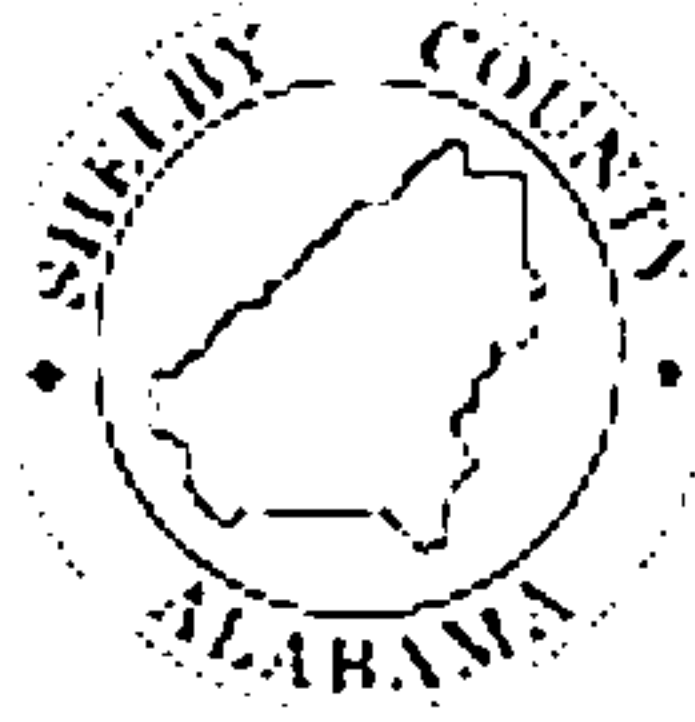
EXHIBIT "A"
LEGAL DESCRIPTION

Parcel One:

Commencing at the NE corner of SE 1/4 of NW 1/4, Section 7, Township 24, Range 13 East, and run thence Westerly along the North boundary of said SE 1/4 of NW 1/4 a distnace of 256 feet to the center of the Enon Baptist Church road, which said point is the Point of Beginning of the lot herein described and conveyed, thence Southerly along the center of said Enon Baptist Church road a distance of 340 feet; thence West and parallel with the North boundary of said forty acre tract a distance of 136 feet to the East margin of the Enon Baptist Church property; thence Northerly along the East margin of said Enon Baptist Church property 100 feet to the NW corner of said Enon Baptist Church property; thence Westerly along the North boundary of said Enon Baptist Church property 350 feet, thence Northerly 240 feet, more or less, to a point on the North boundary of said SE 1/4 NW 1/4, which said point is 350 feet West of the beginning point; thence Easterly along the North boundary of said SE 1/4 of NW 1/4 350 feet to Point of Beginning.

Parcel Two:

A parcel of land in the NE 1/4 of NW 1/4 of Section 7, Township 24, Range 13 East, more particularly described as follows: Commencing at the SE corner of NE 1/4 of NW 1/4, Section 7, Township 24, Range 13 East and run thence Westerly along the South boundary of said NE 1/4 of NW 1/4 256 feet to the center of the Enon Baptist Church road, which said point is the point of beginning of the lot herein described and conveyed; thence Westerly along the South boundary of said NE 1/4 of NW 1/4 to the West margin of said Enon Church road; thence continue Westerly along said South boundary of said NE 1/4 of NW 1/4 210 ft; thence Northerly and perpendicular to said South boundary of said NE 1/4 of NW 1/4 150 ft; thence Easterly and parallel with said South boundary of said NE 1/4 of NW 1/4 210 feet more or less to the center of said Enon Church road; thence Southerly along the center of said road 150 ft. more or less to the Point of Beginning.



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
12/18/2024 08:02:40 AM
\$101.00 JOANN
20241218000385780

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	Sherry A. Yessick Clifford M. Anderson	Grantee's Name	William Mark McBride Ada McBride
Mailing Address	<u>1113 4th Ave. S.W.</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>1339 County Rd 89</u> <u>Montevallo, AL 35115</u>
Property Address	<u>1339 Highway 89</u> <u>Montevallo, AL 35115</u>	Date of Sale	<u>December 16, 2024</u>
		Total Purchase Price	<u>\$155,000.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u>xx</u> Sales Contract	<u> </u> Other
<u> </u> 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 December 11, 2024

Print Sherry A. Yessick

 Unattested

(verified by)

Sign

Sherry A. Yessick

(Grantor/Grantee/Owner/Agent) circle one