

This Instrument was Prepared by:

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

File No.: S-24-30232

Send Tax Notice To: Melinda Bell
Willie Seay Royster Jr.

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Forty Two Thousand Five Hundred Dollars and No Cents (\$42,500.00)**, 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, **Frank Flow and Alana Flow**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Melinda Bell and Willie Seay Royster Jr.**, 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

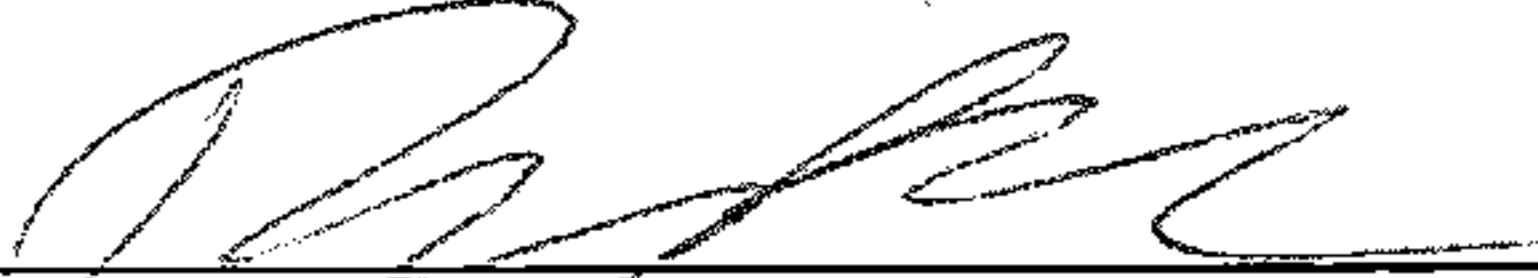
Property may be subject to taxes for 2025 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$176,051.19 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

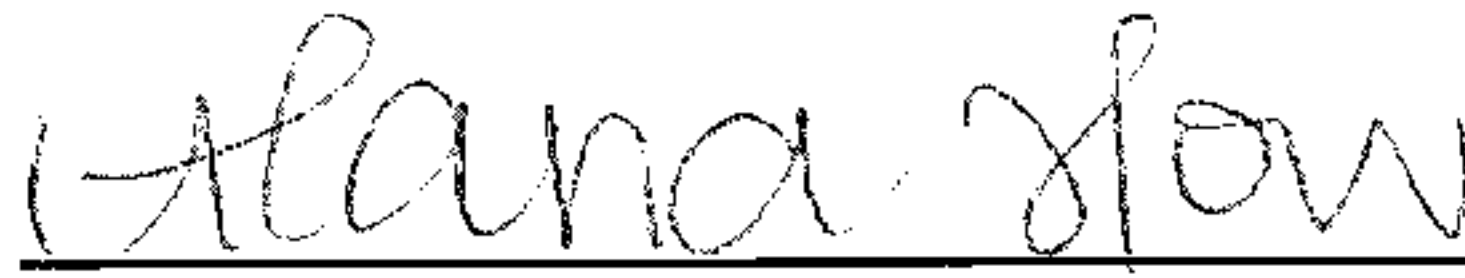
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 7 day of January, 2025



Frank Flow




Alana Flow

State of Alabama

County of Shelby

I, Andis Beasley, a Notary Public in and for the said County in said State, hereby certify that Frank Flow and Alana Flow, 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 7 day of January, 2025.



Notary Public, State of Alabama
My Commission Expires May 11, 2026
My Commission Expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at a 1" crimp at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama; Thence run South 87 degrees 34 minutes 53 seconds East along the South line of said Quarter-Quarter Section for 175.03 feet to a found 1/2" rebar and the Point of Beginning; Thence run South 87 degrees 17 minutes 47 seconds East along said Quarter-Quarter section for 322.91 feet to a found 1" opentop; thence run North 00 degrees 47 minutes 51 seconds West for 583.37 feet to a set capped iron; thence run South 28 degrees 57 minutes 51 seconds West for 649.29 feet to the point of beginning.

ALSO:

Ingress, Egress & Utility Easement

Commence at a 1" crimp at the Southwest Corner of the Southeast Quarter of The Southeast Quarter of Section 18, Township 22 South, Range 2 West, Shelby County, Alabama; Thence run South 87 degrees 34 minutes 53 seconds East along the South line of said Quarter-Quarter section for 175.03 feet to a found 1/2" rebar; thence run South 87 degrees 17 minutes 47 seconds East along said Quarter-Quarter section for 322.91 feet to a found 1" opentop; thence run North 00 degrees 47 minutes 51 seconds West for 583.37 feet a set iron and the Point of Beginning; thence run North 10 degrees 28 minutes 05 seconds East for 90.00 feet to a point on the Southwesterly right of way line of Shelby County Highway No. 16; thence run North 22 degrees 04 minutes 38 seconds West along said road Right of Way for 37.18 feet; thence run South 10 degrees 28 minutes 05 seconds West for 181.13 feet; thence run North 28 degrees 57 minutes 51 seconds East for 63.04 feet to the Point of Beginning.

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

Grantor's Name	Frank Flow Alana Flow	Grantee's Name	Melinda Bell Willie Seay Royster Jr.
Mailing Address	<u>2915 Highway 16</u> <u>Calera, AL 35040</u>	Mailing Address	<u>3185 Highway 16</u> <u>Calera, AL 35040</u>
Property Address	<u>3185 Highway 16</u> <u>Calera, AL 35040</u>	Date of Sale	<u>January 07, 2025</u>
		Total Purchase Price	<u>\$42,500.00</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 January 06, 2025

Print Frank Flow

 Unattested

Sign 

(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
01/08/2025 12:28:19 PM
\$29.00 BRITTANI
20250108000008890

Brittani S. Boyd

Form RT-1