


This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-14-21220

Send Tax Notice To: Aaron Davis
Wilma Davis
AL


20140411000106090 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
04/11/2014 11:59:19 AM FILED/CERT

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 **Fifteen Thousand Five Hundred Dollars and No Cents (\$15,500.00)**, 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, **Jo Ellen Mudd, a managing member of the Joe Ellen Mudd Family L.P.** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Aaron Davis and Wilma Davis**, (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 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Property herein constitutes no part of the homestead of the Grantor herein.


Grantor herein reserves a easement for ingress, egress and utilities as described herein.

\$15,500.00 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 7th day of April, 2014.


JO ELLEN MUDD
Managing Member of The
Jo Ellen Mudd Family L.P.

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 **Jo Ellen Mudd, a managing member of the Joe Ellen Mudd Family L.P.**, 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 7th day of April, 2014.



Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: ~~October 04, 2016~~
1-9-2017



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence South 89 degrees 59 minutes 13 seconds East along the north line of said 1/4 section a distance of 964.72 feet; thence South 01 degree 09 minutes 34 seconds East a distance of 1995.28 feet to the Point of Beginning of said parcel; thence continue South 01 degree 09 minutes 34 seconds East a distance of 223.67 feet; thence South 89 degrees 33 minutes 19 seconds West a distance of 973.85 feet; thence North 00 degrees 55 minutes 17 seconds West a distance of 223.55 feet; thence North 89 degrees 33 minutes 19 seconds East a distance of 972.92 feet to the Point of Beginning.

A 30' Ingress, egress and utilities easement situated in the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of Section 36, Township 18 South, Range 2 East, Shelby County, Alabama; thence S 89°59'13" E along the North line of said 1/4 section a distance of 934.72' to the POINT OF BEGINNING of said easement thence continue S 89°59'13" E a distance of 30.00' thence S 01°09'34" E a distance of 2665.43', thence S 89°33'19" W a distance of 30.00', thence N 01°09'34" W a distance of 2665.57' to the POINT OF BEGINNING.

Grantor herein reserves an easement of ingress and egress across the above described caption lands



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Real Estate Sales Validation Form

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

Grantor's Name Jo Ellen Mudd F.L.P.

Grantee's Name Aaron Davis
Wilma Davis

Mailing Address PO BOX 235
Vincent AL 35178

Mailing Address 3825 County Highway 57
Blountsville, AL 35031

Property Address Vacant
Vincent, AL

Date of Sale April 07, 2014
Total Purchase Price \$15,500.00

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)

☐ Bill of Sale
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other

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).

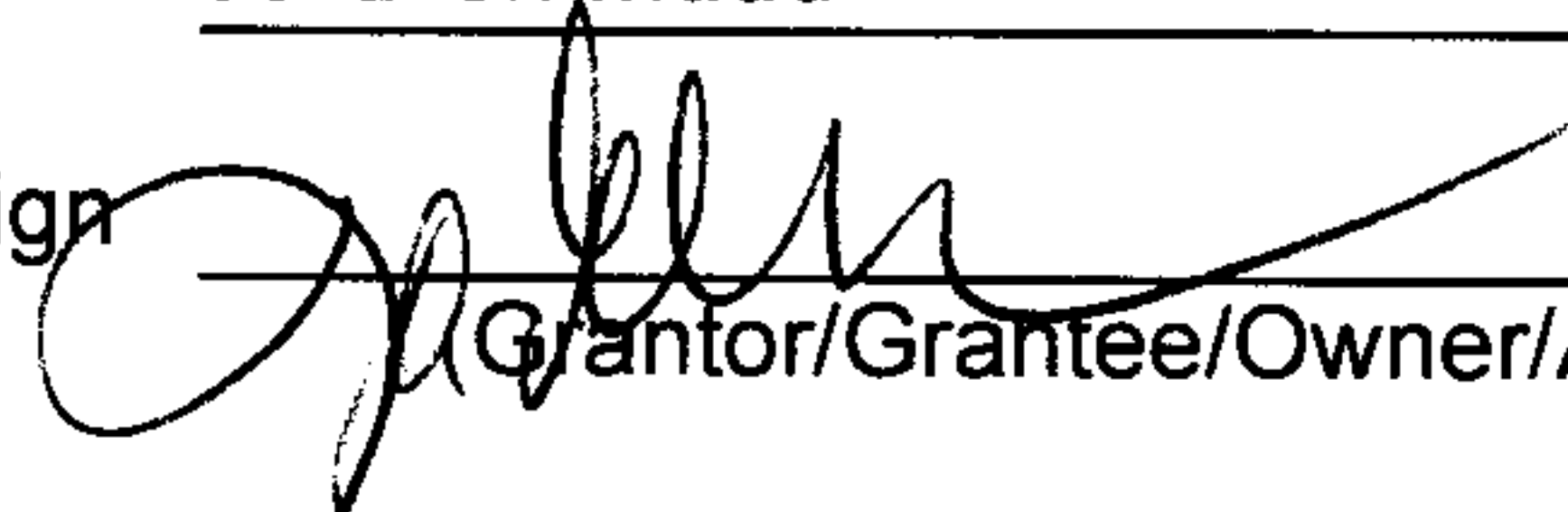
Date April 04, 2014

Print Jo Ellen Mudd

Unattested

(verified by)

Sign



(Grantor/Grantee/Owner/Agent) circle one



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