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THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:

Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:

Rebecca Langley Willis
James Curtis Willis
9606 Hwy 119
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **TWO HUNDRED FORTY FOUR THOUSAND AND NO/100 DOLLARS (\$244,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **MARSHA ROACH and husband JOEL ROACH** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **REBECCA LANGLEY WILLIS and husband JAMES CURTIS WILLIS** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.


No part of the homestead of the grantor herein or his spouse.


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 severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein 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, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2015


Marsha Roach


Joel Roach

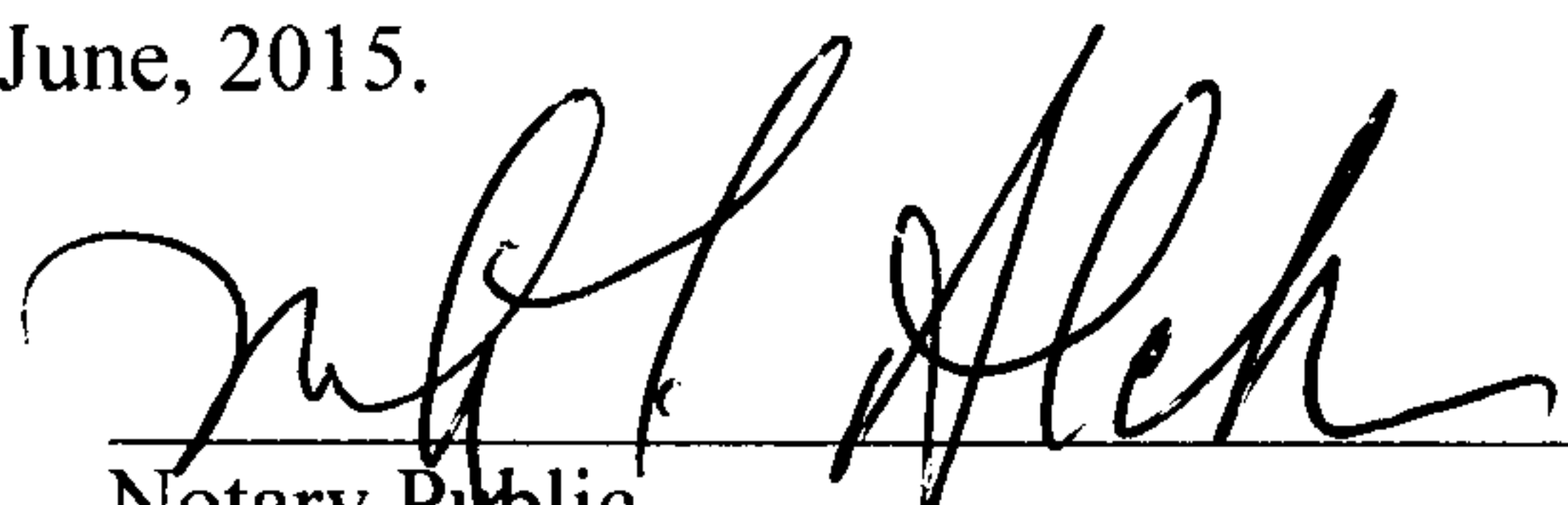

20150608000188460 1/3 \$264.00
Shelby Cnty Judge of Probate, AL
06/08/2015 10:26:17 AM FILED/CERT

Shelby County, AL 06/08/2015
State of Alabama
Deed Tax:\$244.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Marsha Roach and husband Joel Roach**, whose name are signed to the foregoing conveyance, and who are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.


Given under my hand and official seal this 5th day of June, 2015.


Notary Public
My Commission Expires: 10-4-2016

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Exhibit "A" Legal Description

A portion of land situated in Section 11, Township 21 South, Range 3 West, in Shelby County, Alabama, being more particularly described as follows: Commence at the S. W. Corner of Section 11, Township 21 South, Range 3 West and run East along the South line thereof 1460.34 feet; Thence turn Left 65° -57' 50'' and run Northeasterly 292.90 feet; Thence turn Left 0°-31'-50'' and continue Northeasterly 1219.09 feet; Thence turn Left 4°-50'-30'' and continue Northeasterly 286.43 feet to a point where Buck Creek crosses the Southeasterly Right-of-Way Line of Alabama Highway No. 119 and the Point of Beginning; Thence turn Left 18°-00' and run Southwesterly along said Right-of-Line 286.43 feet; Thence turn Left 93°-33'-30'' and run Southeasterly 426.08 feet; Thence turn left 88°-01'-10'' and run Northeasterly 344.24 feet to a point in Buck Creek; Thence turn Left and run along Buck Creek 430 feet more or less, to the Point of Beginning. Containing 3.0 acres, more or less. Less and except for any easements or Rights-of-Way of record.


20150608000188460 2/3 \$264.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

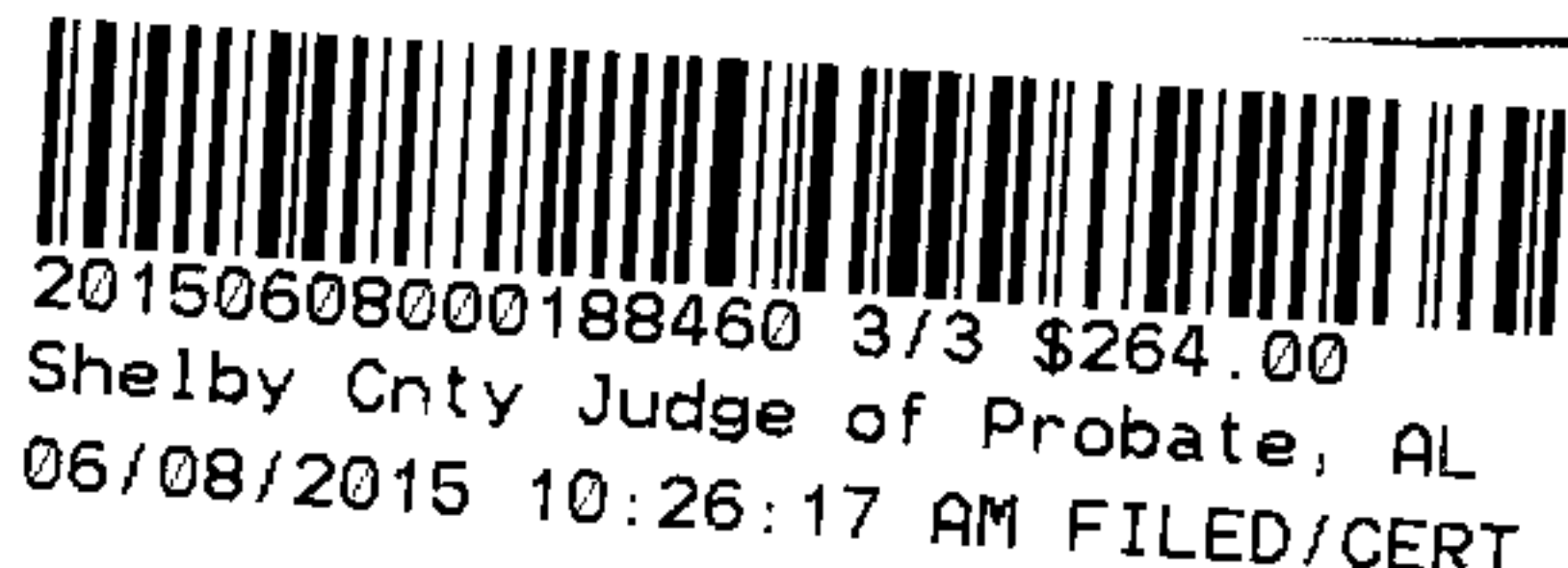
This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Marsha Roach
Joel Roach
 Mailing Address 655 Fulton Springs Rd.
Alabaster, AL 35007

Grantee's Name Rebecca Langley Willis
James Curtis Willis
 Mailing Address 9406 Hwy 119
Alabaster, AL 35007

Property Address Average Shelby County

Date of Sale _____
 Total Purchase Price _____
 or
 Actual Value _____
 or
 Assessor's Market Value \$ 244,000.00



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 tax value

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 6-5-15

Print Mike T. Atchison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one