

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Gary D. Loyd
Jessica M. Loyd
3915 Sunset Drive
Montgomery, AL 36109

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **One Hundred Forty Seven Thousand Dollars and No Cents (\$147,000.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Steven L. Segers and Mark W. Segers, Co-Personal Representatives of the Estate of Carol Marie Segers, deceased, Probate Case # PR-2015-000024, whose mailing address is 140 Falling Rock Circle, Alabaster, AL 35007 and 266 Village Drive, Calera, AL 35040** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Gary D. Loyd and Jessica M. Loyd, husband and wife, whose mailing address is 3915 Sunset Drive, Montgomery, AL 36109** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 205 Hidden Valley Drive, Montevallo, AL 35115**; to wit;

LOT 3, BLOCK 2, ACCORDING TO THE SURVEY OF HIDDEN VALLEY ESTATES, AS RECORDED IN MAP BOOK 6, PAGE 36, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$150,000.00 of the Purchase Price is being paid by a Mortgage being recorded simultaneously herewith.

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

Subject to:

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

Restrictions appearing of record in Misc. Book 9, Pages 720 and 897, but deleting any restrictions based on race, color, creed or national origin.

Easement to The Water Works and Sewer Board of the Town of Montevallo as recorded in Deed Book 274, Page 666.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 10, Page 284.

Title to all minerals within and underlying the property, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto, and any damages relating to the exercise of such rights or the extraction of such minerals.

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 parties to this conveyance, that (unless the joint tenancy hereby created is served 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, 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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 3rd day of August,

 C.P.R.

M.W.S. - C.P.R.

2015.

Steven L. Segers Co-Personal Representative
Steven L. Segers, Co-Personal Representative of
the Estate of Carol Marie Segers, deceased,
Probate Case No. PR-2015-000024

Mark W. Segers Co-Personal Representative
Mark W. Segers, Co-Personal Representative of the
Estate of Carol Marie Segers, deceased, Probate
Case No. PR-2015-000024

State of Alabama

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Shelby County

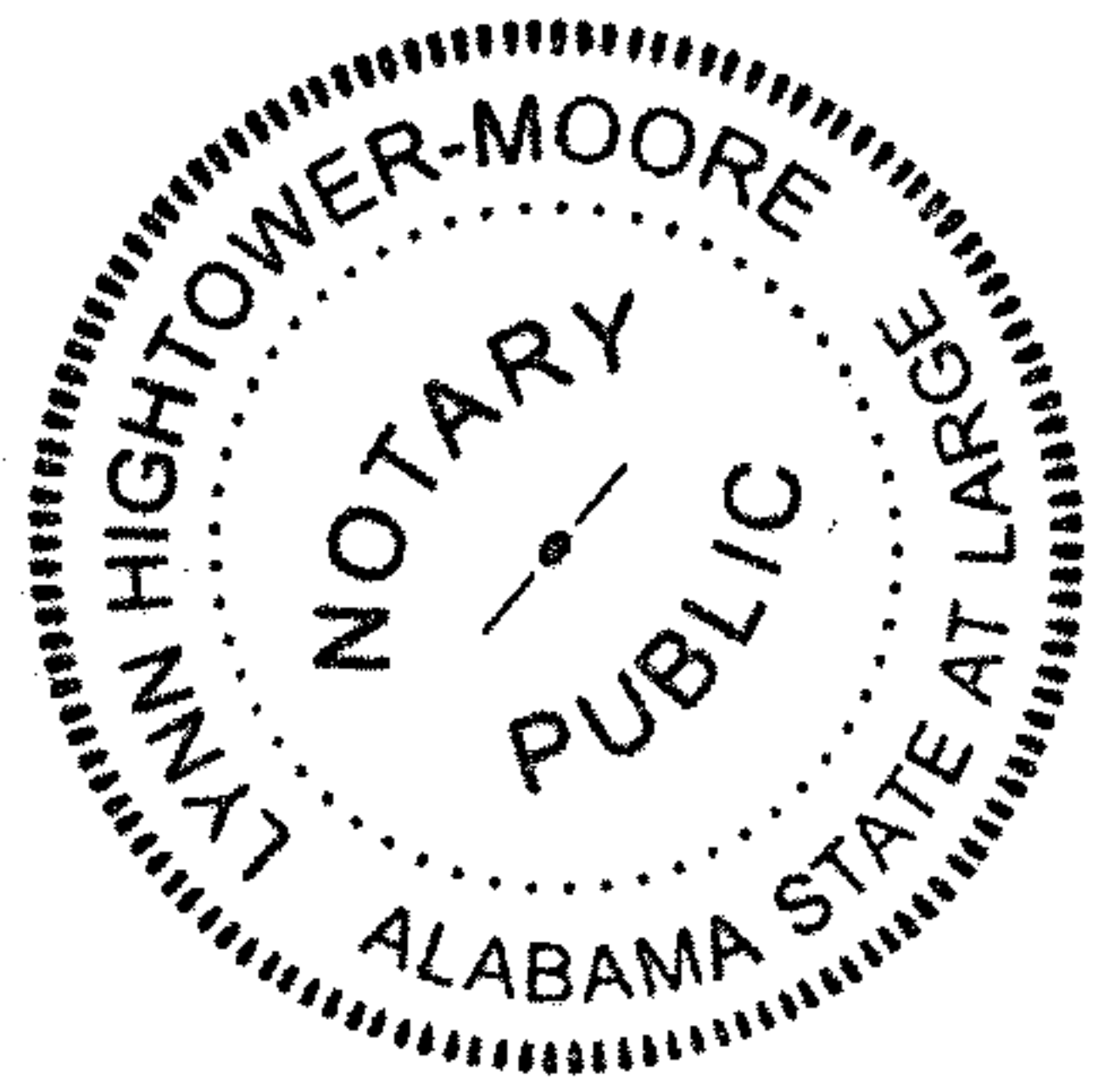
I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Steven L. Segers and Mark W. Segers, whose name is signed as Co-Personal Representatives of the Estate of Carol Marie Segers, deceased, Probate Case #PR-2015-000024, who is known to me, acknowledged before me this date that, being informed of the conveyance, he (she), in his (her) capacity as such Co-Personal Representatives, and with full authority, executed the same voluntarily on the date the same bears date.

Given under my hand and seal on August 3, 2015 .

[Signature]

Notary Public

My commission expires: 1-8-18



Real Estate Sales Validation Form

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

Grantor's Name Steven L. Segers, Co-Personal Representative of the Estate of Carol Marie Segers, deceased, Probate Case No. PR-2015-000024 Mark W. Segers, Co-Personal Representative of the Estate of Carol Marie Segers, deceased, Probate Case No. PR-2015-000024	Grantee's Name Gary D. Loyd Jessica M. Loyd
Mailing Address <u>140 Falling Rock Circle</u> <u>Alabaster, AL 35007</u>	Mailing Address <u>3915 Sunset Drive</u> <u>Montgomery, AL 36109</u>
Property Address <u>205 Hidden Valley Drive</u> <u>Montevallo, AL 35115</u>	Date of Sale <u>August 03, 2015</u> Total Purchase Price <u>\$147,000.00</u> 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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" type="checkbox"/> 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 August 03, 2015

Print Steven L. Segers, Co-Personal Representative of

