

20160420000129800

04/20/2016 11:57:36 AM

DEEDS 1/3

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
Rhonda A. Owens and  
David L. Owens  
3646 Highway 119  
Montevallo, AL 35115

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One Hundred Ninety Thousand and no/100 Dollars (\$190,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **KENNETH M. RICHARDS and SALLY B. RICHARDS, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **RHONDA A. OWENS and DAVID L. OWENS** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

**\$152,000.00** of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, we have hereunto set our hands and seals this 27<sup>th</sup> day of January, 2016.

  
KENNETH M. RICHARDS

  
SALLY B. RICHARDS

STATE OF ALABAMA  
COUNTY OF Baldwin

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **KENNETH M. RICHARDS and SALLY B. RICHARDS**, whose names 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27<sup>th</sup> day of January, 2016.

  
Notary Public  
My Commission Expires: 4/6/2019

## EXHIBIT "A"

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### LEGAL DESCRIPTION

A portion of the East 1/2 of the SE 1/4 of Section 10 and the West 1/2 of the SW 1/4 of Section 11, In Township 22 South, Range 3 West situated in Shelby County, Alabama, being more particularly described as follows:

Commence at the SW corner of Section 11, Township 22 South, Range 3 West; thence run in an Easterly direction along the South line of Section 11 for 985.12 feet; thence turn left 91 degrees 43 minutes and run in a Northerly direction for 1316.18 feet; thence turn left 55 degrees 18 minutes 15 seconds and run in a Northwesterly direction for 552.50 feet to the POINT OF BEGINNING of the herein described property and the point of beginning of 30 foot wide easement included herewith; thence turn left 90 degrees 00 minutes and run Southwesterly for 213.00 feet; thence turn left 90 degrees 00 minutes and run Southeasterly for 240.00 feet; thence turn left 90 degrees 00 minutes and run Northeasterly for 213.00 feet; thence turn left 90 degrees 00 minutes and run Northwesterly for 240.00 feet back to the POINT OF BEGINNING. From said point of beginning thence continue along last described course running Northwesterly and along the Northeast side of a 30 foot wide access easement for the above described for 1127.07 feet to a point on the Southeast right of way of State Highway 119, said point being the point of ending of the 30 foot wide access easement.

**PARCEL NUMBER: 27-1-11-0-000-012.002**

Real Estate Sales Validation Form

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

Grantor's Name Kenneth M. Richards  
Mailing Address Sally B. Richards  
7231 Riverwood Drive  
Foley, AL 36535

Grantee's Name Rhonda A. Owens  
Mailing Address David L. Owens  
3646 Highway 119  
Montevallo, AL 35115

Property Address 3646 Highway 119  
Montevallo, AL 35115

Date of Sale 01/29/2016  
Total Purchase Price \$ 190,000.00

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 or 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 \_\_\_\_\_

Print \_\_\_\_\_

Unattested \_\_\_\_\_

Sign \_\_\_\_\_



Filed and Recorded (verified by)  
Official Public Records  
Judge James W. Fuhrmeister, Probate Judge,  
County Clerk  
Shelby County, AL  
04/20/2016 11:57:36 AM  
\$58.00 DEBBIE  
20160420000129800

Print Form

*[Signature]*

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1