


This Instrument was Prepared by:

Send Tax Notice To: Lora M Beane
Joshua C. Beane

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


20160712000241700 1/3 \$29.00
Shelby Cnty Judge of Probate: AL
07/12/2016 10:26:04 AM FILED/CERT

P.O. Box 1454
Columbiana, AL 35051

File No.: 1606028

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 **One Hundred Fifty One Thousand Dollars and No Cents (\$151,000.00)**, 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, **Jay S. Adams and Laura Adams**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Lora M Beane and Joshua C. Beane**, (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

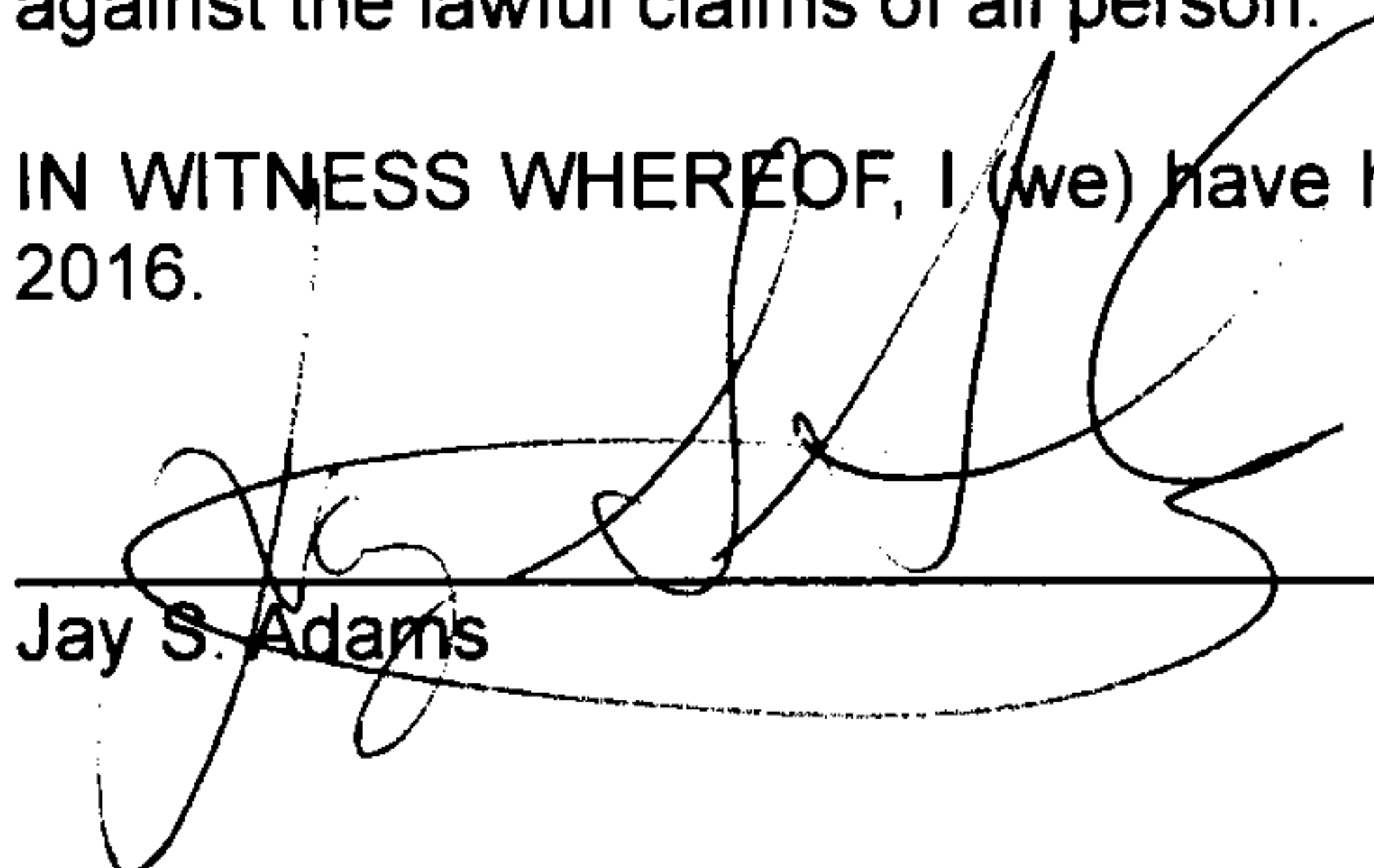
Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

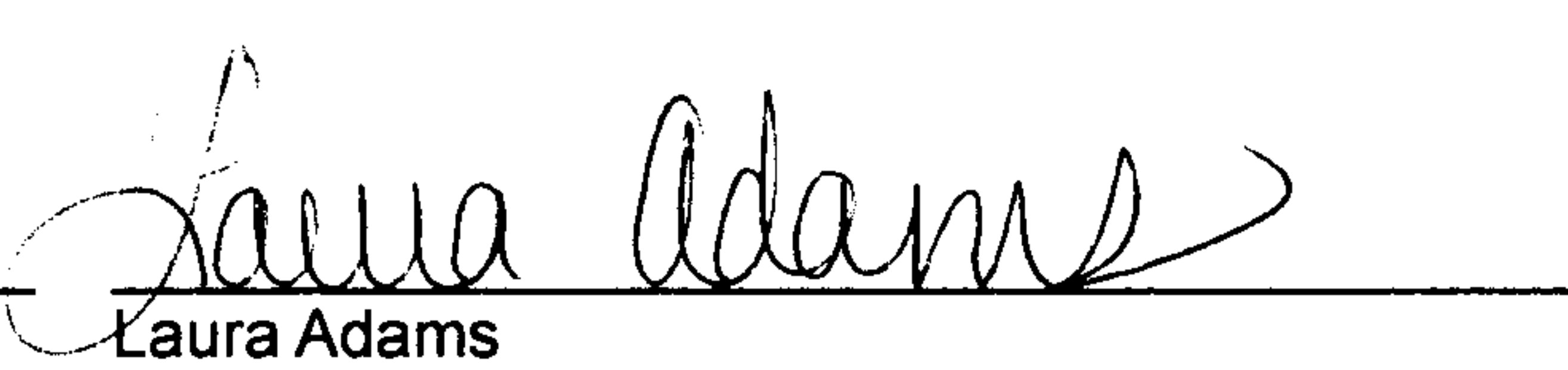
\$143,450.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 July, 2016.


Jay S. Adams


Laura Adams

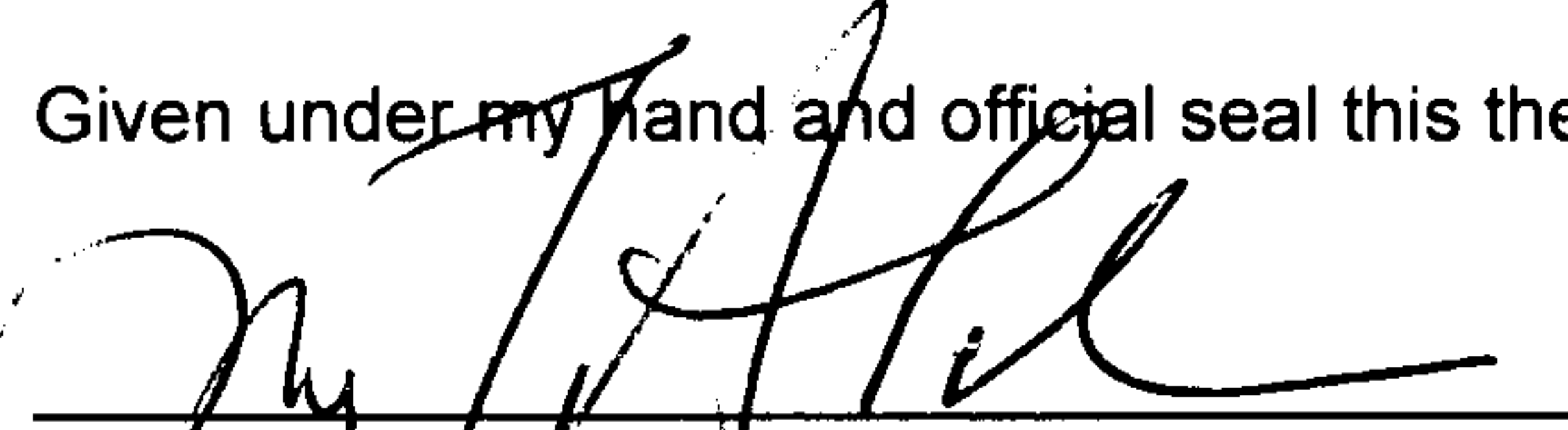
Shelby County, AL 07/12/2016
State of Alabama
Deed Tax: \$8.00

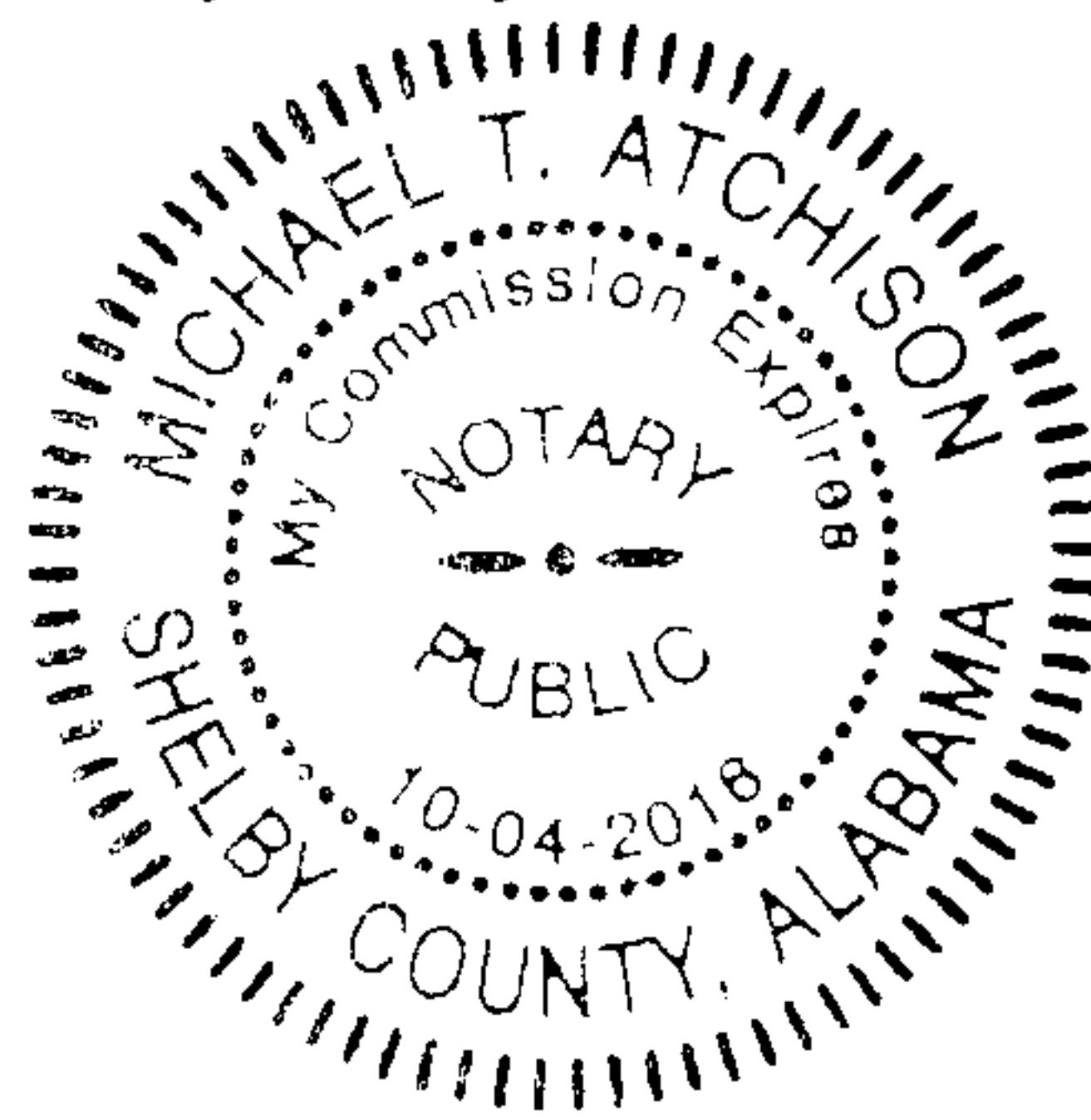
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Jay S. Adams and Laura Adams, 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 July, 2016.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016





20160712000241700 2/3 \$29.00
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EXHIBIT A – LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ OF SE $\frac{1}{4}$, SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST ACCORDING TO A SURVEY BY REESE E. MALLET, JR. REG. LS#2950; THENCE PROCEED IN A NORTHERLY DIRECTION, ALONG THE EAST BOUNDARY LINE OF SAID OF $\frac{1}{4}$ - $\frac{1}{4}$ SECTION FOR A DISTANCE OF 231.00 FEET TO A POINT; THENCE TURN 92 DEGREES 04 MINUTES 02 SECONDS TO THE LEFT AND RUN 667.46 FEET TO A POINT, BEING THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE TURN 87 DEGREES 56 MINUTES 15 SECONDS TO THE LEFT AND RUN 123.22 FEET TO A POINT, IRON; THENCE TURN 71 DEGREES 35 MINUTES TO THE RIGHT AND RUN 232.98 FEET TO A POINT, BEING AN IRON 30 FEET FROM THE CENTERLINE OF COUNTY HWY. #97; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG A LINE, BEING 30 FEET FROM & PARALLEL TO THE CENTERLINE OF SAID CO. HWY #97 FOR A DISTANCE OF 115 FEET, MORE OR LESS, (CHORD DISTANCE 114.22 FEET), TO A POINT, IRON; THENCE TURN 105 DEGREES 59 MINUTES 15 SECONDS TO THE RIGHT AND RUN 337.62 FEET TO A POINT, IRON; THENCE TURN 117 DEGREES 27 MINUTES 30 SECONDS TO THE RIGHT AND RUN 41.78 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND IS LYING IN THE SW $\frac{1}{4}$ OF THE SE $\frac{1}{4}$ OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 1 WEST, SHELBY COUNTY, ALABAMA.

Real Estate Sales Validation Form

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

Grantor's Name Jay S. Adams
Laura Adams

Grantee's Name Lora M Beane
Joshua C. Beane

Mailing Address 240 CROSSGATE DRIVE
ELMORE, AL 36025

Mailing Address P.O. Box 1454
COLUMBIANA, ALA 35051

Property Address 36 Highway 97
Columbiana, AL 35051

Date of Sale July 07, 2016
Total Purchase Price \$151,000.00


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


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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 July 07, 2016

Print Jay S. Adams

Unattested

(verified by)

Sign 

(Grantor/Grantee/Owner/Agent) circle one