

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:
71 Lewis Rd
Columbiana AL
35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **FORTY THOUSAND AND NO/00 DOLLARS (\$40,000.00)**, 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, **Kelly Oliver, a married woman, Nancy Beardin, a married woman, Lynn Holt, a married woman and Michael Shelby Tully, a single man** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **Kelly Oliver, Nancy Beardin and Lynn Holt** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY** County, Alabama, to-wit:

See Attached Exhibit A for Legal Description

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 2017.
2. Easements, restrictions, rights of way, and permits of record.

No part of the homestead of the Grantors herein or their spouse.

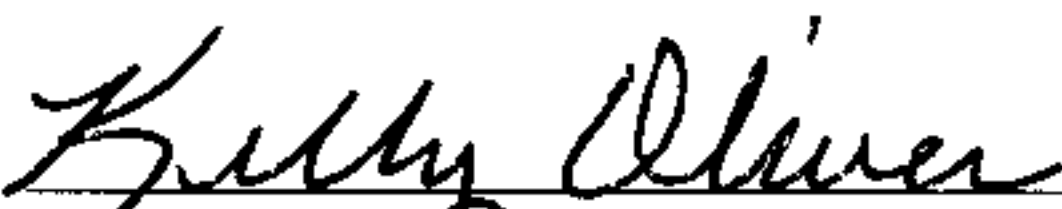
Grantors herein are the surviving grantees of Inst #2015101500036077, Probate Office, Shelby County, Alabama, the other grantee Shelby Tully is deceased, having died on January 12, 2017.

Nancy Bearden and Nancy Beardin are one in the same person.

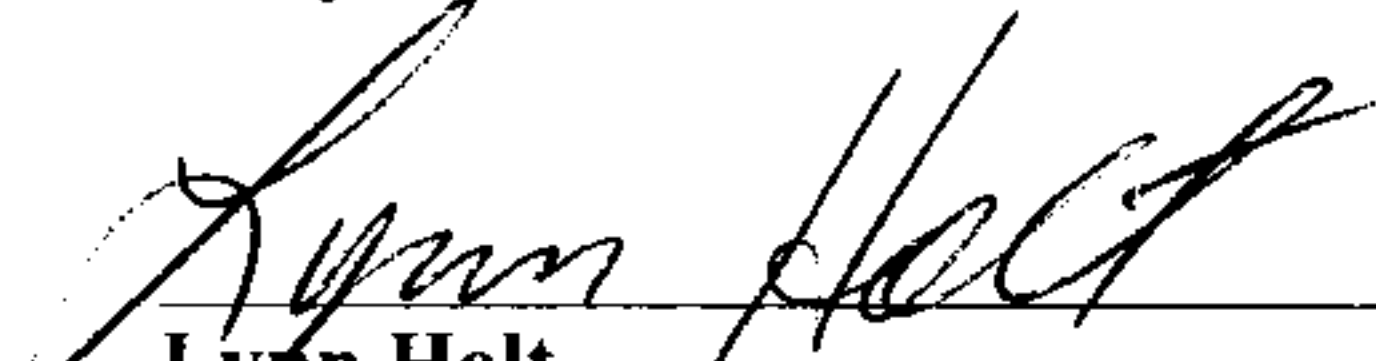
TO HAVE AND TO HOLD Unto the said **GRANTEES** as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) 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 31st day of January, 2017.

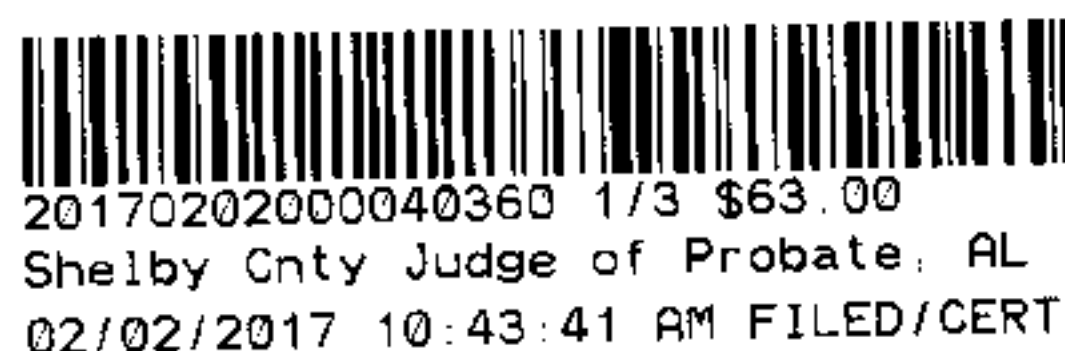

Kelly Oliver


Nancy Beardin


Lynn Holt


Michael Shelby Tully

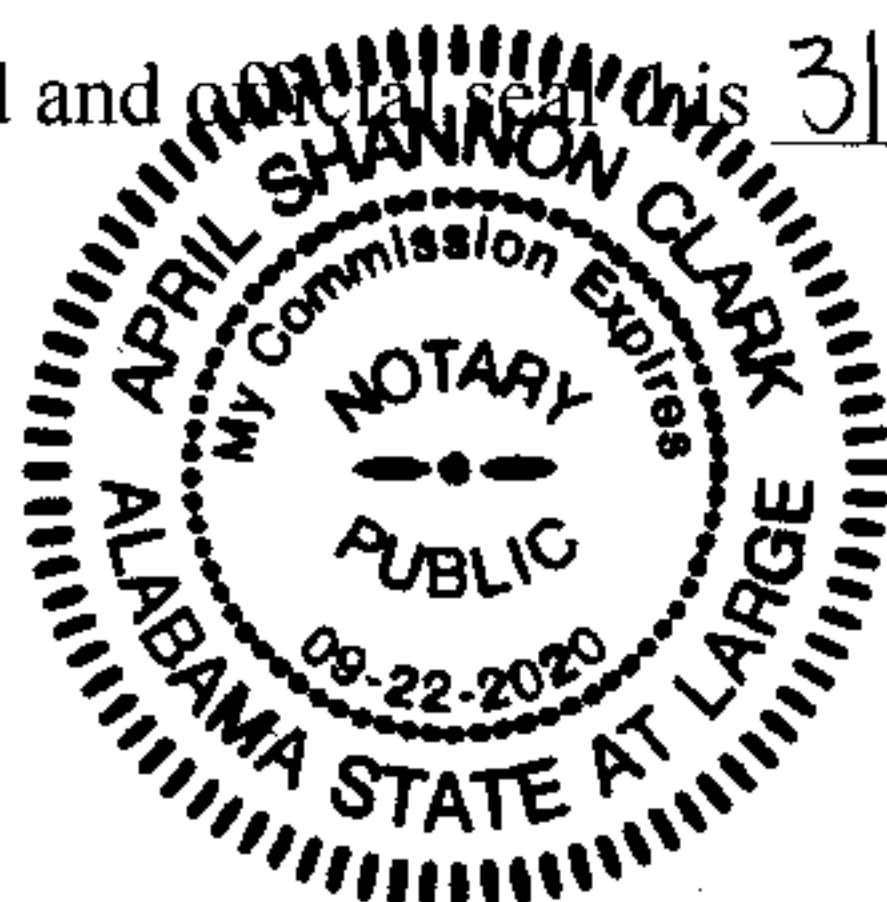
STATE OF ALABAMA)
COUNTY OF SHELBY)



Shelby County, AL 02/02/2017
State of Alabama
Deed Tax: \$40.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Kelly Oliver, Nancy Beardin, Lynn Holt and Michael Shelby Tully**, whose names are signed to the foregoing conveyance, and who is 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 31st day of January, 2017.





Notary Public
My Commission Expires: 9/22/2020

EXHIBIT A – LEGAL DESCRIPTION

A parcel of land situated in the SW 1/4 of Section 18, Township 20 South, Range 2 West Shelby County, Alabama and being more particularly described as follows:

From the SW corner of the NE 1/4 of the SW 1/4 of Section 18, Township 20 South, Range 2 West, run thence in a Westerly direction along the South line of the NW 1/4 of said SW 1/4 for a distance of 82.59 feet to a point; thence turn an angle of 91 deg. 38 min. 58 sec. to the right and run in a Northerly direction for a distance of 17.5 feet to a locally accepted corner which is purported to be the SW corner of the NE 1/4 of the SW 1/4; from the locally accepted iron pin thus found run thence in a Northerly direction for a distance of 32 feet along the locally accepted West line of the NE 1/4 of the SE 1/4 to the North right of way line of Shelby County Highway 72 and the point of beginning of the parcel herein described, said point also being on the Easterly boundary line of that certain property deeded to William M. Martin and Alice B. Martin by deed book 299, page 708; thence continue in a Northerly direction along the same course as before for a distance of 176.19 feet to an iron pin found; said point also being in the Southerly boundary line of that certain property conveyed to Charles C. Simmons and Magie P. Simmons by deed book 239, page 831; thence turn an angle to the right of 90 deg. and run in an Easterly direction for a deed distance of 210.00 feet and a measured distance of 355 feet more or less to the center of Hog Pen Creek; thence run in a South-westerly direction along the meanderings of the centerline of said Hog Pen Creek for a distance of 225 feet more or less to the Northerly right of way line of said Highway 72; thence turn an angle to the right and run in a Westerly direction along the Northerly right of way line of said highway for a distance of 210 feet (deed) 225 feet (meas.) to the point of beginning; being situated in Shelby County, Alabama.


20170202000040360 2/3 \$63.00
Shelby Cnty Judge of Probate: AL
02/02/2017 10:43:41 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Kelly Oliver, Nancy Beardin
Mailing Address Lynn Holt, Michael S. Tully
71 Lewis Road
Columbiana, AL 35051

Grantee's Name Kelly Oliver, Nancy
Mailing Address Beardin & Lynn Holt
71 Lewis Road
Columbiana, AL 35051

Property Address _____

Date of Sale 1-31-17
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 40,000.00

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 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 1-31-17

Print Mike T. Atchison

Unattested _____

(verified by)

Sign Mike T. Atchison

(Grantor/Grantee/Owner/Agent) circle one



20170202000040360 3/3 \$63.00
Shelby Cnty Judge of Probate AL
02/02/2017 10:43:41 AM FILED/CERT

Form RT-1