

Send tax notice to:
DAVID S. YATES, ABIGAIL V. YATES and BOBBY JERRY YATES
409 HIGHWAY 30
COLUMBIANA, AL 35051

20170222000061770 1/3 \$59.50
Shelby Cnty Judge of Probate, AL
02/22/2017 08:19:00 AM FILED/CERT

**WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA
Shelby COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Three Hundred Eighty-Five Thousand and 00/100 (\$385,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **JERRY W. SAVAGE and SANDIE J. SAVAGE, HUSBAND AND WIFE**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **DAVID S. YATES, ABIGAIL V. YATES**, hereinafter referred to as GRANTEE(S), for and during their joint lives 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 County of Shelby State of Alabama, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO

\$346,500.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

JERRY W. SAVAGE IS ONE AND THE SAME AS JERRY WAYNE SAVAGE.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their 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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 7th day of February, 2017.

Shelby County, AL 02/22/2017
State of Alabama
Deed Tax: \$38.50

Jerry W. Savage
JERRY W. SAVAGE A/K/A JERRY WAYNE SAVAGE
BY *Sandie Jayne Savage* Attorney In Fact
SANDIE JAYNE SAVAGE, ATTORNEY-IN-FACT
Sandie J. Savage
SANDIE J. SAVAGE

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and County, hereby certify that JERRY W. SAVAGE A/K/A JERRY WAYNE SAVAGE BY SANDIE JAYNE SAVAGE and SANDIE J. SAVAGE 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, she, individually and in her capacity of Attorney-in-Fact for Jerry W. Savage a/k/a Jerry Wayne Savage and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of February, 2017.

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243

SLF 17-029

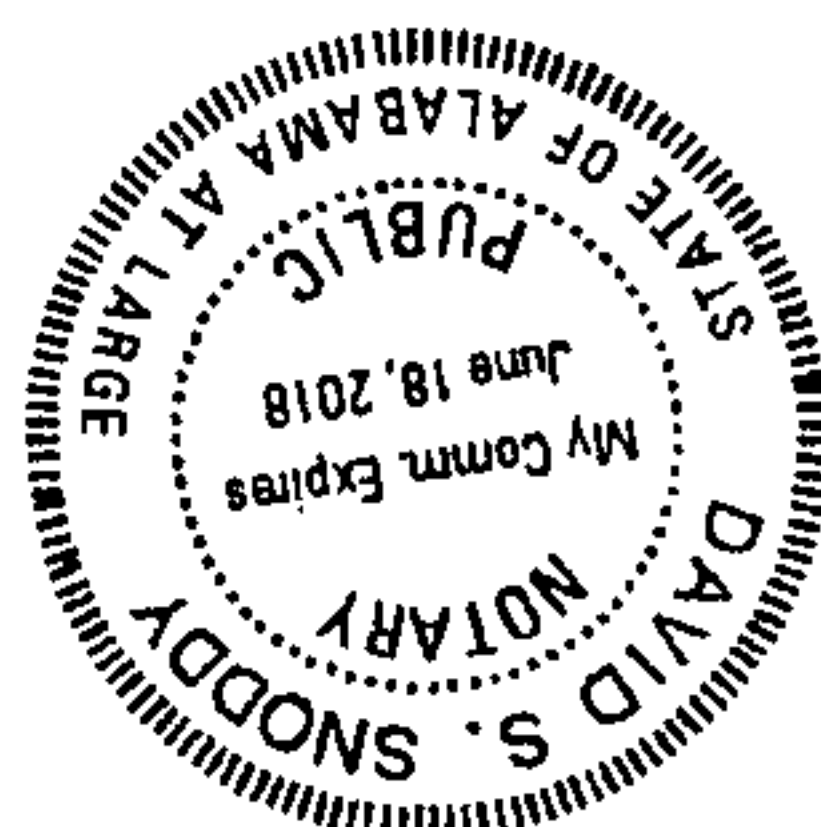


EXHIBIT A
LEGAL DESCRIPTION


Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West, thence N00°43'29"E a distance of 332.59 feet; thence N89°29'36"E a distance of 244.31 feet to the point of beginning. Thence S00°36'57"W a distance of 149.00 feet; thence S74°16'56"E a distance of 255.24 feet; thence N81°46'33"E a distance of 175.58 feet; thence N00°36'57"E a distance of 196.74 feet; thence S89°29'36"W a distance of 420.00 feet to the point of beginning.

30 foot ingress, egress and utility easement:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 00°43'29" East, a distance of 332.59 feet; thence North 89°29'36" East, a distance of 244.31 feet; thence South 00°36'57" West, a distance of 133.46 feet to the Point of Beginning of the centerline of a 30 foot ingress, egress and utility easement lying 15 feet either side of and parallel to described centerline; thence North 74°16'56" West along said centerline a distance of 71.13 feet; thence South 52°46'08" West along said centerline a distance of 161.72 feet; thence South 05°09'08" East along centerline a distance of 185.83 feet; thence South 37°58'56" East along said centerline a distance of 120.37 feet; thence South 59°24'11" East along said centerline a distance of 224.31 feet; thence South 05°23'35" East along said centerline a distance of 177.79 feet; thence South 49°37'51" East along said centerline a distance of 275.34 feet; thence South 79°02'36" East along said centerline a distance of 99.75 feet to the end of said easement.

ALSO: A 30 foot non-exclusive ingress, egress and utility easement across the westerly part of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West connecting the above described easement to the roadway.

Situated in Shelby County, Alabama.


20170222000061770 2/3 \$59.50
Shelby Cnty Judge of Probate, AL
02/22/2017 08:19:00 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 JERRY W. SAVAGE
Mailing Address: 6301 TIMBERWOLF TRAIL
BIRMINGHAM, AL 35242

Grantee's Name DAVID S. YATES
Mailing Address: 409 HIGHWAY 30
COLUMBIANA, AL 35051

Property Address 409 HIGHWAY 30
COLUMBIANA, AL 35051

Date of Sale: February 7, 2017
Total Purchaser Price \$385000.00

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

Appraisal

Sales Contract

Other

☒ 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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date

2/7/17

Unattested

(verified by)

Print

David S. Yates

Sign

(Grantor/Grantee/Owner/Agent) circle one

