

This Instrument was Prepared by:

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

File No.: S-17-23953

Send Tax Notice To: Thomas A. Chatham, II
Michelle Chatham

P.O. Box 120
Harpsville, AL

35078

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 **Four Hundred Twenty Thousand Dollars and No Cents (\$420,000.00)**, 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, **Louise A. Cole, a single woman, Billie F. Darby, a single woman, William Richard Darby, a single man and Elizabeth Ann Darby, a single woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas A. Chatham, II and Michelle Chatham**, (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 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Louise A. Cole and Christa Louise Cole are one in the same person. Billie F. Darby and Billie Frances Darby are one in the same person.

Tommy L. Cole, is deceased, having died on 11 Feb 1996.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

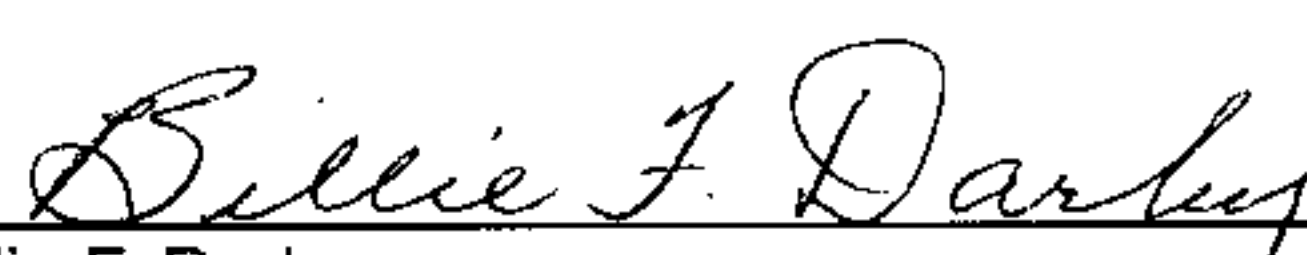
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 20th day of July, 2017.



Louise A Cole



Billie F. Darby



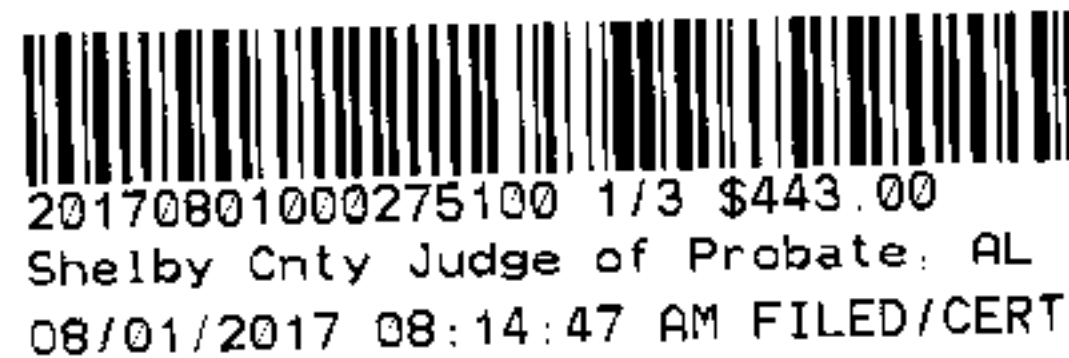
William Richard Darby



Elizabeth Ann Darby

State of Alabama

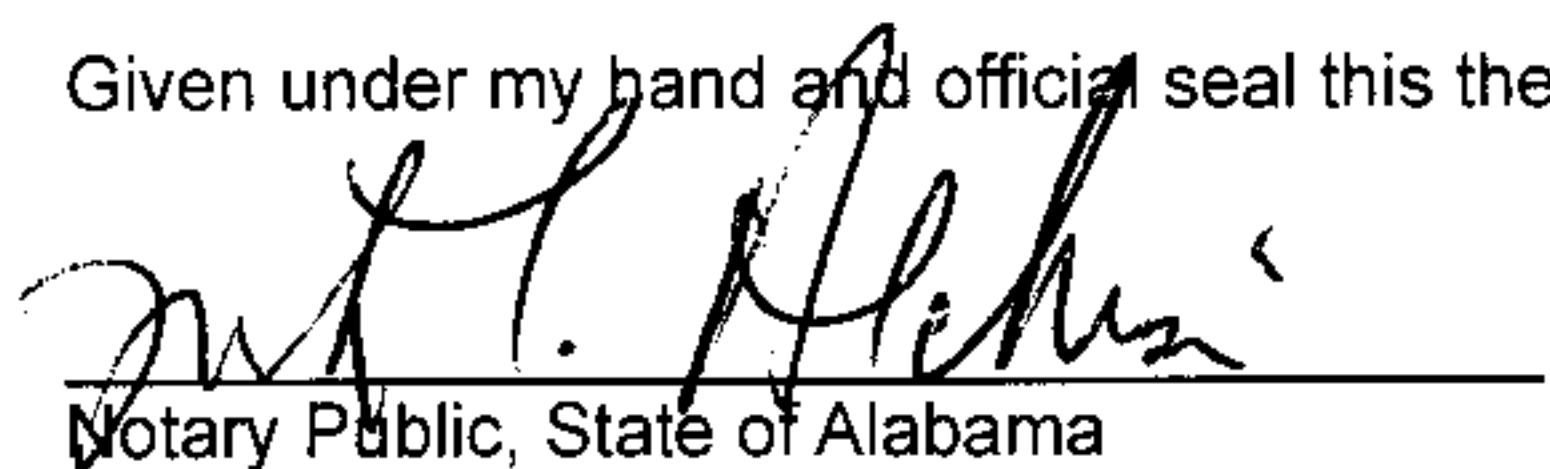
County of Shelby



Shelby County, AL 08/01/2017
State of Alabama
Deed Tax: \$420.00

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Louise A. Cole, Billie F. Darby, William Richard Darby and Elizabeth Ann Darby, 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 20th day of July, 2017.



Notary Public, State of Alabama
Mike T. Atchison

My Commission Expires: September 22, 2020

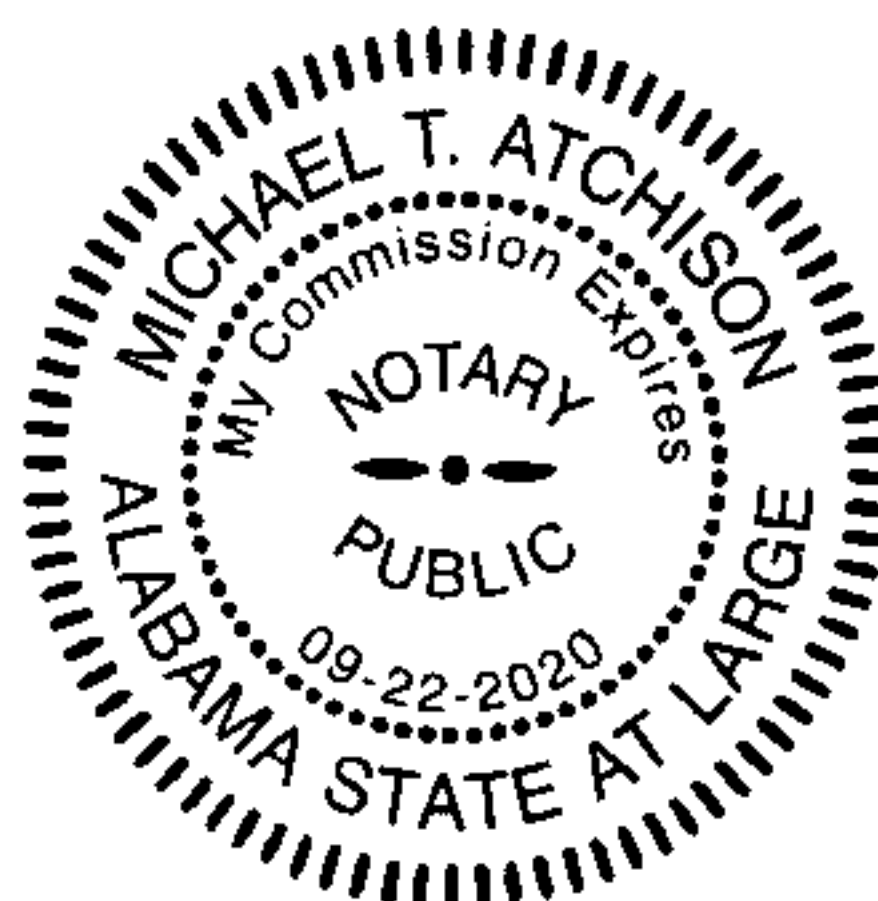


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

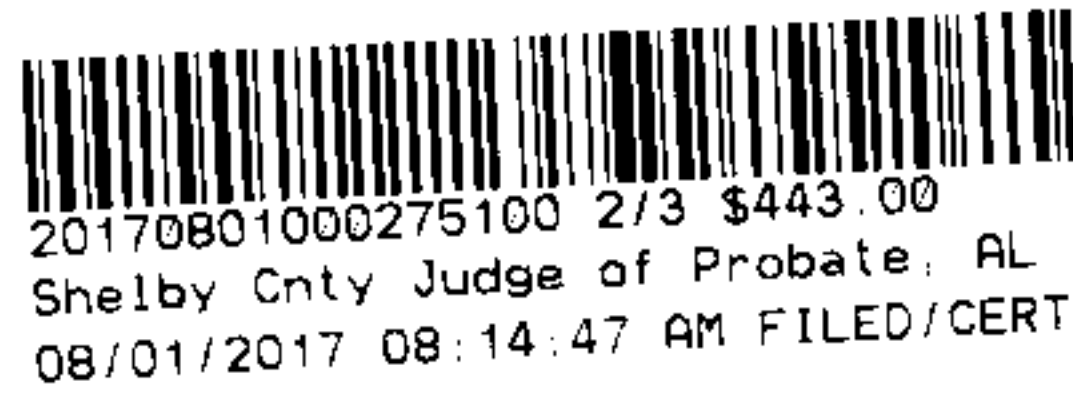
The N 1/2 of the SW 1/4 of Section 3, Township 20, Range 2 East, Shelby County, Alabama.

PARCEL II:

The NW 1/4 of the SE 1/4 of Section 3, Township 20, Range 2 East, Shelby County, Alabama.

PARCEL III:

Commencing at the NW corner of the NE 1/4 of the SE 1/4, Section 3, Township 20, Range 2 East, Shelby County, Alabama; thence South along the West line of said 1/4-1/4 section a distance of 535.00 feet for the point of beginning; thence South 1 degree 57 minutes 00 seconds West a distance of 36.08 feet; thence North 88 degrees 07 minutes 56 seconds East a distance of 917.41 feet to the West right of way line of Shelby County Road No. 79; thence North 28 degrees 17 minutes 00 seconds West along said road right of way line for a distance of 40.20 feet; thence South 88 degrees 07 minutes 56 seconds West a distance of 897.12 feet to the point of beginning.



Real Estate Sales Validation Form

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

Grantor's Name Billie Darby
Mailing Address 5809 Highway 280
Harpersville, AL 35078

Grantee's Name Thomas Chatham
Mailing Address PO Box 120
Harpersville, AL 35078

Property Address Vacant Acreage
Harpersville, AL 35078

Date of Sale 7/28/17
Total Purchase Price \$ 420,000.00

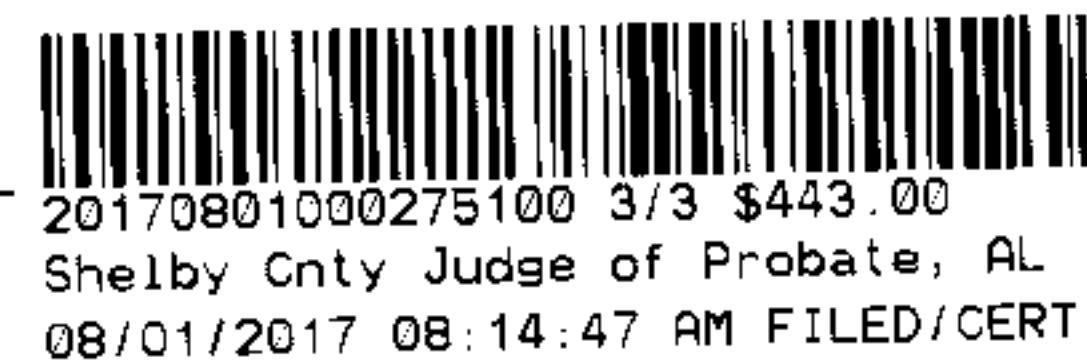
or
Actual Value \$

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 7-28-17

Print M. L. Alcham

☐ Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1