

This Instrument was Prepared by:

Send Tax Notice To: John Lugar

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-17-24051

68 Hawthorn St  
Birmingham AL 35242

## 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 Seventy Thousand Eight Hundred Thirty Three Dollars and Fifty Cents (\$470,833.50)**, 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, **Estate of Audrey A. Lugar, Probate Case # PR2016-000344, Shelby County, Alabama**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John Lugar** and **Anne Lugar** (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 4 preserve Cir., Columbiana, AL 35051 and AL**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

**Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**\$480,000.00** 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 31st day of August, 2017.

By   
Personal Representative

Estate of Audrey A. Lugar, Probate Case #  
PR2016-000344, Shelby County, Alabama  
By: John Lugar  
As: Personal Representative

  
20170906000325900 1/5 \$498.00  
Shelby Cnty Judge of Probate, AL  
09/06/2017 03:01:11 PM FILED/CERT

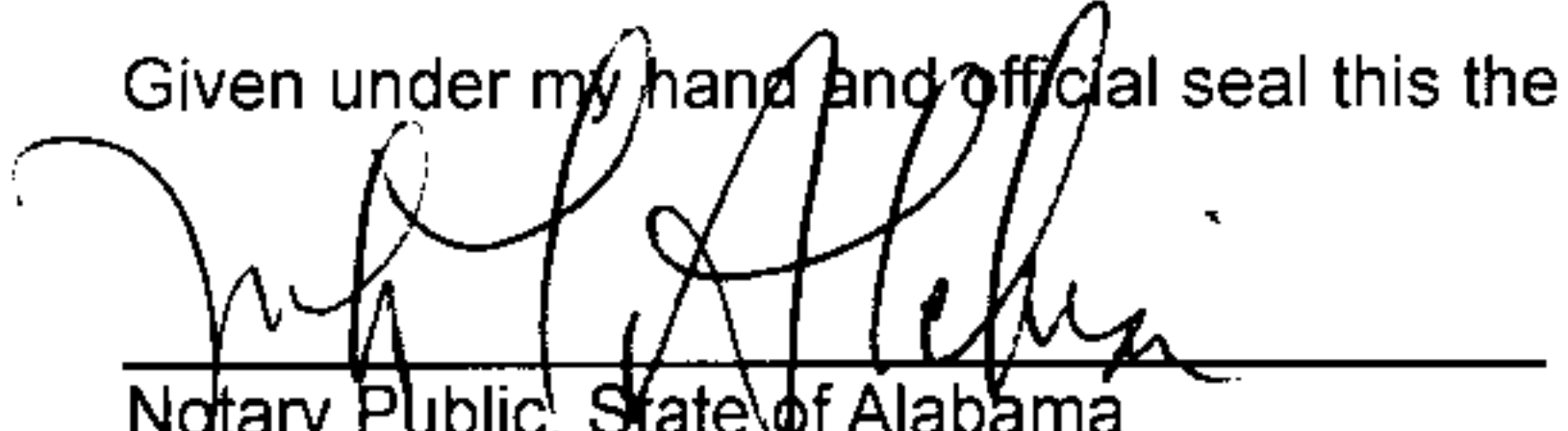
Shelby County, AL 09/06/2017  
State of Alabama  
Deed Tax: \$471.00

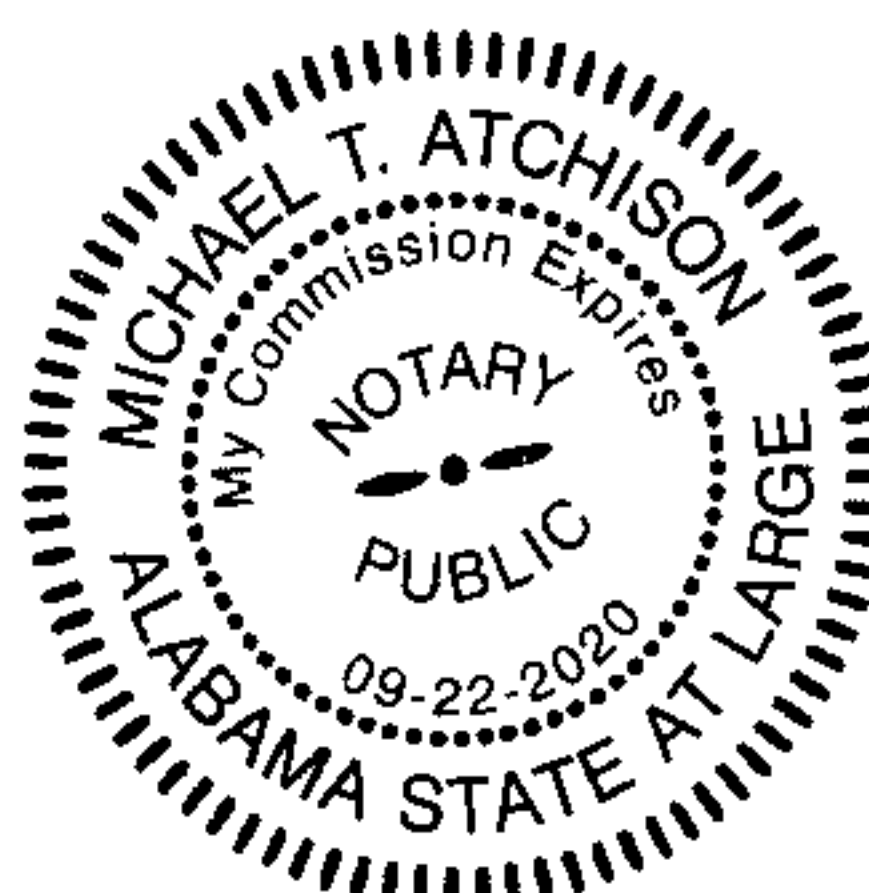
State of Alabama

County of Shelby


I, Michael T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John Lugar as Personal Representative of The Estate of Audrey A. Lugar, Probate Case # PR2016-000344, Shelby County, Alabama, 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 31st day of August, 2017.

  
Notary Public, State of Alabama  
Michael T. Atchison  
My Commission Expires: September 22, 2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

  
20170906000325900 2/5 \$498.00  
Shelby Cnty Judge of Probate. AL  
09/06/2017 03:01:11 PM FILED/CERT

**PARCEL 1**

Commence at the NE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence S00°13'24"E, a distance of 1051.06' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 163.56'; thence S87°12'19"W, a distance of 1422.57'; thence S87°12'19"W, a distance of 1258.84'; thence N00°39'15"W, a distance of 244.97'; thence N00°46'52"E, a distance of 623.00' to the approximate centerline of a ditch, all further calls will be along approximate centerline of ditch until otherwise noted; thence N83°51'08"W, a distance of 398.20'; thence N67°58'08"W, a distance of 272.90'; thence S89°39'52"W, a distance of 132.70'; thence S63°16'52"W, a distance of 351.60'; thence S89°39'52"W, a distance of 137.97' to the Easterly R.O.W. line of Spring Branch Road, all further calls will be along said R.O.W. line until otherwise noted; thence N19°18'48"E and leaving said centerline of ditch, a distance of 25.40' to a curve to the right, having a radius of 680.00, a central angle of 22°07'44", and subtended by a chord which bears N30°22'40"E, and a chord distance of 261.00'; thence along the arc of said curve, a distance of 262.63'; thence N41°26'32"E, a distance of 88.96' to a curve to the left, having a radius of 500.00, a central angle of 18°48'13", and subtended by a chord which bears N32°02'25"E, and a chord distance of 163.36'; thence along the arc of said curve, a distance of 164.09'; thence N22°38'18"E, a distance of 163.58' to a curve to the left, having a radius of 185.00, a central angle of 44°31'09", and subtended by a chord which bears N00°22'44"E, and a chord distance of 140.16'; thence along the arc of said curve, a distance of 143.75'; thence N21°52'51"W, a distance of 68.88'; thence S41°42'19"E and leaving said R.O.W. line, a distance of 584.31'; thence N46°32'25"E, a distance of 354.33'; thence S27°22'53"E, a distance of 328.29'; thence S85°12'13"E, a distance of 194.40'; thence N38°10'13"E, a distance of 197.87'; thence N15°33'40"W, a distance of 324.68'; thence N80°38'41"W, a distance of 143.59'; thence N19°47'23"W, a distance of 521.29' to the Southerly R.O.W. line of Shelby County Highway 32, all further calls will be along said R.O.W. line until otherwise noted, said point also being the beginning of a non-tangent curve to the right, having a radius of 535.00, a central angle of 03°57'18", and subtended by a chord which bears S82°17'20"E, and a chord distance of 36.92'; thence along the arc of said curve, a distance of 36.93'; thence S80°18'40"E, a distance of 76.07' to a curve to the left, having a radius of 355.00, a central angle of 37°51'52", and subtended by a chord which bears N80°45'23"E, and a chord distance of 230.36'; thence along the arc of said curve, a distance of 234.61'; thence N61°49'27"E, a distance of 308.78' to a curve to the left, having a radius of 370.00, a central angle of 34°07'00", and subtended by a chord which bears N44°45'57"E, and a chord distance of 217.08'; thence along the arc of said curve, a distance of 220.32'; thence N27°42'27"E, a distance of 88.93' to a curve to the right, having a radius of 1360.00, a central angle of 10°44'58", and subtended by a chord which bears N33°04'57"E, and a chord distance of 254.78'; thence along the arc of said curve, a distance of 255.16' to a compound curve to the right, having a radius of 360.00, a central angle of 30°13'49", and subtended by a chord which bears N52°31'58"E, and a chord distance of 187.75'; thence along the arc of said curve, a distance of 189.94'; thence N67°38'53"E, a distance of 186.11' to a curve to the right, having a radius of 1960.00, a central angle of 05°01'22", and subtended by a chord which bears N70°09'34"E, and a chord distance of 171.77'; thence along the arc of said curve, a distance of 171.82'; thence N72°40'15"E, a distance of 129.37' to a curve to the left, having a radius of 140.00, a central angle of 12°12'41", and subtended by a chord which bears N66°33'54"E, and a chord distance of 29.78'; thence along the arc of said curve, a distance of 29.84'; thence N60°27'33"E, a distance of 36.89' to the approximate centerline of North Fork of Yellow Leaf Creek, all further calls will be along said centerline of creek; thence S17°18'31"E and leaving said R.O.W. line, a distance of 294.58'; thence S17°24'05"E, a distance of 132.96'; thence S12°04'17"E, a distance of 174.78'; thence S13°20'58"E, a distance of 60.21'; thence S12°40'30"W, a distance of 131.82'; thence S20°37'48"W, a distance of 50.25'; thence S17°05'40"E, a distance of 47.17'; thence S32°09'33"E, a distance of 182.67'; thence S10°43'22"E, a distance of 128.55'; thence S15°55'47"W, a distance of 75.00'; thence S14°14'31"E, a distance of 92.56'; thence S32°59'30"E, a distance of 85.00'; thence S80°45'24"E, a distance of 23.31'; thence S68°24'34"E, a distance of 112.69'; thence S48°20'22"E, a distance of 61.63'; thence S04°21'31"E, a distance of 43.08'; thence S65°46'41"W, a distance of 128.52'; thence S23°02'43"E, a distance of 51.34'; thence S51°05'58"E, a distance of 55.56'; thence S52°20'31"E, a distance of 74.46'; thence S31°14'09"E, a distance of 50.69'; thence S39°34'25"E, a distance of 71.23'; thence S00°49'25"E, a distance of 189.57'; thence S12°37'35"W, a distance of 25.27'; thence N87°19'25"W, a distance of 104.07'; thence S56°43'35"W, a distance of 32.01'; thence S39°36'25"E, a distance of 35.36'; thence S13°04'25"E, a distance of 113.46'; thence S50°52'25"E, a distance of 57.09'; thence S66°33'25"E, a distance of 417.38';



thence S37°29'25"E, a distance of 150.19'; thence S16°14'25"E, a distance of 88.75'; thence S16°31'25"E, a distance of 102.26'; thence S38°05'25"E, a distance of 123.01'; thence S68°01'25"E, a distance of 101.76'; thence N73°59'42"E, a distance of 39.11' to the POINT OF BEGINNING.

## PARCEL 2

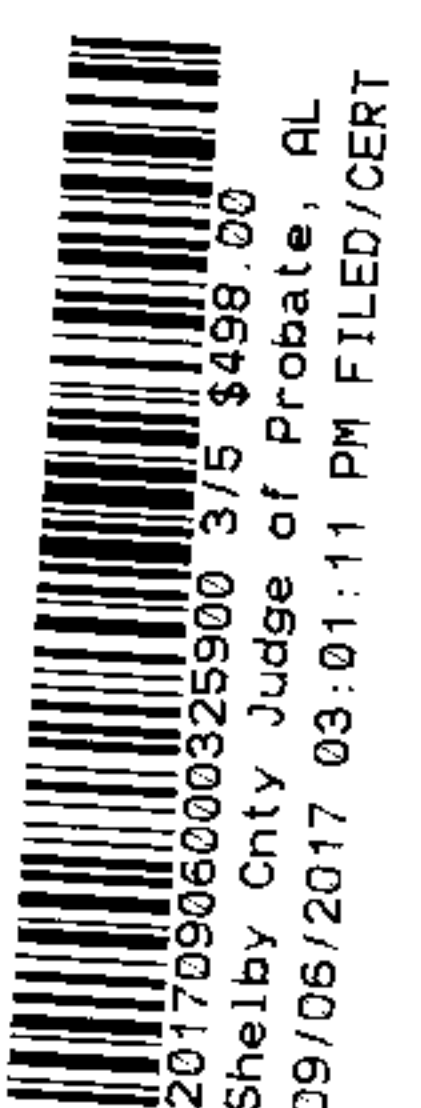
Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence S89°04'44"W, a distance of 2109.06' to the POINT OF BEGINNING; thence S89°11'38"W, a distance of 1473.03'; thence S23°15'51"W, a distance of 181.67' to the Northerly R.O.W. line of Shelby County Highway 32', all further calls will be along said R.O.W. line; thence S55°10'13"E, a distance 13.66' to a curve to the left, having a radius of 1110.00, a central angle of 33°54'16", and subtended by a chord which bears S72°07'21"E, and a chord distance of 647.29'; thence along the arc of said curve, a distance of 656.84'; thence S89°04'29"E, a distance of 116.25' to a curve to the right, having a radius of 615.00, a central angle of 08°45'49", and subtended by a chord which bears S84°41'35"E, and a chord distance of 93.97'; thence along the arc of said curve, a distance of 94.07'; thence S80°18'40"E, a distance of 78.10' to a curve to the left, having a radius of 275.00, a central angle of 37°51'52", and subtended by a chord which bears N80°45'23"E, and a chord distance of 178.45'; thence along the arc of said curve, a distance of 181.74'; thence N61°49'27"E, a distance of 304.27' to a curve to the left, having a radius of 290.00, a central angle of 34°07'00", and subtended by a chord which bears N44°45'57"E, and a chord distance of 170.14'; thence along the arc of said curve, a distance of 172.68'; thence N27°42'27"E, a distance of 92.67' to a curve to the right, having a radius of 1440.00, a central angle of 01°56'07", and subtended by a chord which bears N28°40'25"E, and a chord distance of 48.63'; thence along the arc of said curve, a distance of 48.64' to the POINT OF BEGINNING.

**PARCEL 3** - Survey is based on a Final Judgment, Civil Case Action Number CV-93-160, recorded in Inst. #1995-02122, in the Office of the Judge of Probate of Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of the SE 1/4 of the NE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence S89°04'44"W, a distance of 2109.06'; thence S89°11'38"W, a distance of 1473.03'; thence S23°15'51"W, a distance of 181.67' to the Northerly R.O.W. line of Shelby County Highway 32'; thence S55°10'13"E and along said R.O.W. line, a distance of 13.66'; thence S35°09'39"E, a distance of 198.36' to the Southerly R.O.W. line of Shelby County Highway 32 and the POINT OF BEGINNING; thence S68°11'56"E, a distance of 141.56' to the Westerly R.O.W. line of Spring Branch Road; thence S39°42'36"W, a distance of 84.36'; thence S61°35'27"W, a distance of 65.41'; thence N45°26'57"W, a distance of 42.98'; thence N05°07'21"E, a distance of 118.91' to the POINT OF BEGINNING.

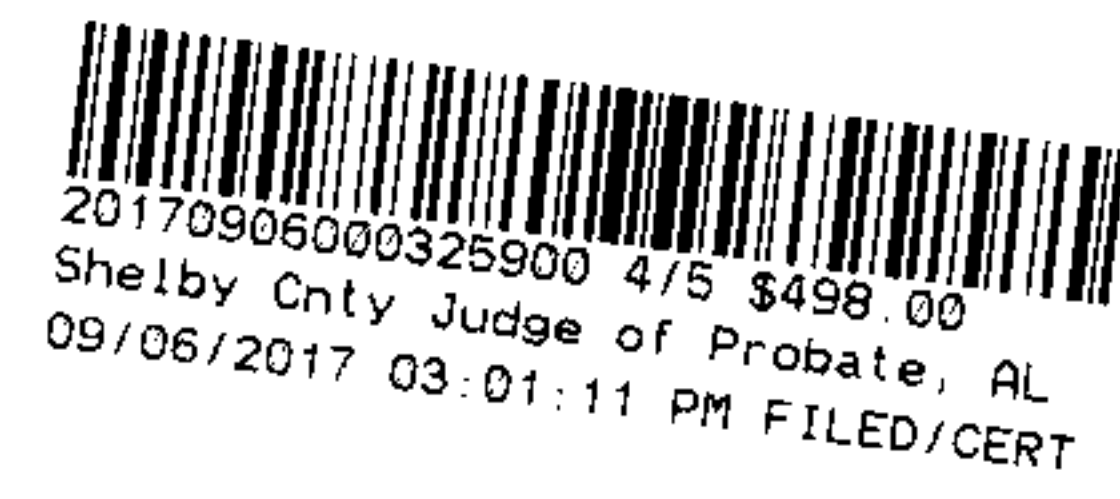
## PARCEL 4

Commence at the NE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 20 South, Range 1 West, Shelby County, Alabama; thence S89°21'39"W, a distance of 2464.47' to the POINT OF BEGINNING; thence N15°33'40"W, a distance of 324.68'; thence N80°38'41"W, a distance of 143.59'; thence N19°47'23"W, a distance of 521.29' to the Southerly R.O.W. line of Shelby County Highway 32, all further calls will be along said R.O.W. line until otherwise noted, said point also being the beginning of a non-tangent curve to the left, having a radius of 535.00, a central angle of 04°38'41", and subtended by a chord which bears N86°40'14"W, and a chord distance of 44.89'; thence along the arc of said curve, a distance of 44.90'; thence N89°04'29"W, a distance of 118.36' to a curve to the right, having a radius of 1190.00, a central angle of 16°11'34", and subtended by a chord which bears N80°55'21"W, and a chord distance of 335.20'; thence along the arc of said curve, a distance of 336.32' to the Easterly R.O.W. line of Spring Branch Road, all further calls will be along said R.O.W. line until otherwise noted; thence S30°27'37"W and leaving said Highway 32 R.O.W. line, a distance of 9.14' to a curve to the right, having a radius of 290.00, a central angle of 20°38'28", and subtended by a chord which bears S40°46'51"W, and a chord distance of 103.91'; thence along the arc of said curve, a distance of 104.47'; thence S51°06'05"W, a distance of 33.03' to a curve to the left, having a radius of 155.00, a central angle of 36°50'02", and subtended by a chord which bears S32°41'04"W, and a chord distance of 97.94'; thence along the arc of said curve, a distance of 99.65'; thence S14°16'02"W, a distance of 77.74' to a curve to the right, having a radius of 460.00, a central angle of 06°52'49", and subtended by a chord which bears S17°42'27"W, and a chord distance of 55.20'; thence along the arc of said curve, a distance of 55.24'; thence S21°08'51"W, a distance of 76.38' to a curve to the left, having a radius of 205.00, a central angle of 43°01'42", and subtended by a chord which bears S00°22'00"E, and a chord distance of 150.36'; thence along the arc of said curve, a distance of 153.95'; thence S41°42'19"E and leaving said R.O.W. line, a distance of 584.31'; thence N46°32'25"E, a distance of 354.33'; thence S27°22'53"E, a distance of 328.29'; thence S85°12'13"E, a distance of 194.40'; thence N38°10'13"E, a distance of 197.87' to the



POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Al. Reg. #21784, dated May 17, 2017



## Real Estate Sales Validation Form

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

Grantor's Name Estate of Audrey A. Lugar, Probate  
Case # PR2016-000344, Shelby  
County, Alabama  
Mailing Address 68 Hawthorn St  
Birmingham, AL 35242  
Property Address Deerage  
Columbiana, AL 35051

Grantee's Name John Lugar  
Mailing Address 68 Hawthorn St  
Birmingham, AL 35242

Date of Sale August 31, 2017  
Total Purchase Price \$470,833.50  
or  
Actual Value \_\_\_\_\_  
or  
Assessor's Market Value \_\_\_\_\_



20170906000325900 5/5 \$498.00  
Shelby Cnty Judge of Probate, AL  
09/06/2017 03:01:11 PM FILED/CERT

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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 August 29, 2017

Print Estate of Audrey A. Lugar, Probate Case #  
PR2016-000344, Shelby County, Alabama

Unattested  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one