
(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This instrument was prepared by:

Send Tax Notice to:

R. Shan Paden
PADEN & PADEN, PC
1826 3rd Ave N., Ste. 200
Bessemer, AL 35020

John L.E. Losey
151 Moss Bend Drive
Helena, AL 35080

STATE OF ALABAMA

COUNTY OF SHELBY

**JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That in consideration of like-kind exchange of property of equal value between the undersigned Grantors and the Grantees herein, the receipt of which is hereby acknowledged, we, Ronald R. Gilbert and Lisa R. Gilbert, husband and wife (herein referred to as "Grantors") do hereby grant, bargain, sell and convey unto John L.E. Losey and Debra S. Losey, husband and wife (herein referred to as "Grantees"), as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land being a portion of a parcel recorded by deed instrument 20150414000118700 in the Probate Office of Shelby County, Alabama, situated in the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 20 South, Range 3 West, Shelby County, Alabama; being more particularly described as follows:

Beginning at a 2 inch pipe located at the Southwest corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 20 South, Range 3 West, Shelby County, Alabama; thence run North 89 degrees 26 minutes 18 seconds East a distance of 176.81 feet; thence run North 36 degrees 42 minutes 06 seconds East a distance of 262.41 feet; thence run South 78 degrees 29 minutes 20 seconds East a distance of 81.25 feet to the Westerly bank of the Cahaba River at normal pool; thence with the following courses running along the Westerly bank of said Cahaba River; thence run South 06 degrees 19 minutes 59 seconds East 8.79 feet; thence run South 25 degrees 51 minutes 55 seconds West a distance of 37.59 feet; thence run South 33 degrees 38 minutes 22 seconds West a distance of 34.74 feet; thence run South 26 degrees 06 minutes 01 seconds East a distance of 38.83 feet; thence run South 49 degrees 03 minutes 36 seconds East a distance of 21.38 feet; thence run South 44 degrees 43 minutes 40 seconds East a distance of 99.68 feet to the intersection of said Westerly bank with the South line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 30; thence leaving said Westerly bank of the Cahaba River thence run South 89 degrees 26 minutes 18 seconds West along the South line of said $\frac{1}{4}$ $\frac{1}{4}$ line a distance of 305.17 feet to the point of beginning.


Subject to:


1. Taxes for the year beginning October 1, 2016, which constitutes a lien, but are not due and payable until October 1, 2017.
2. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages.
3. Riparian rights associated with the Cahaba River under applicable State and/or Federal Law.
4. Less and except any part of subject property lying within the Cahaba River.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 persons.

IN WITNESS WHEREOF, the said Grantors, Ronald R. Gilbert and Lisa R. Gilbert, have hereunto set their signatures and seals, this the 31st day of August, 2017.


Ronald R. Gilbert


Lisa R. Gilbert

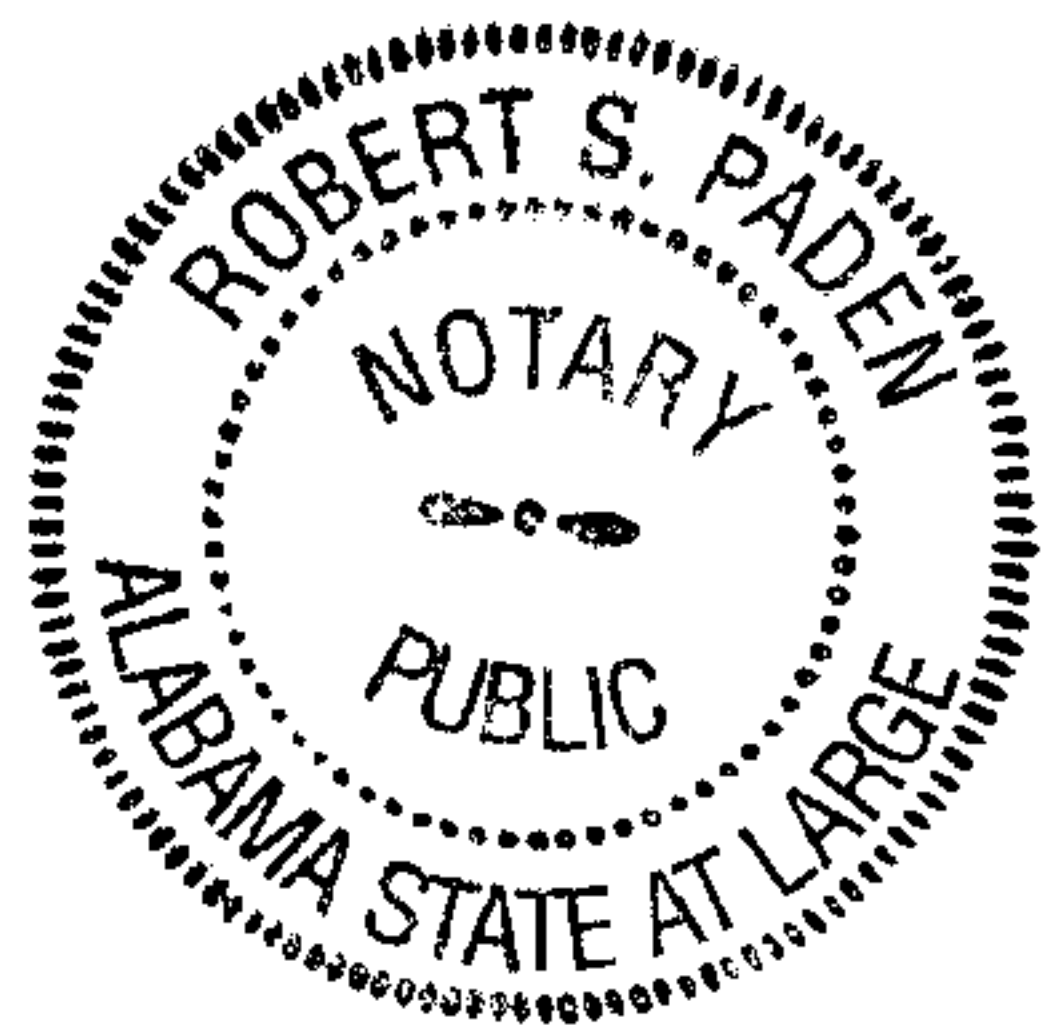
STATE OF ALABAMA

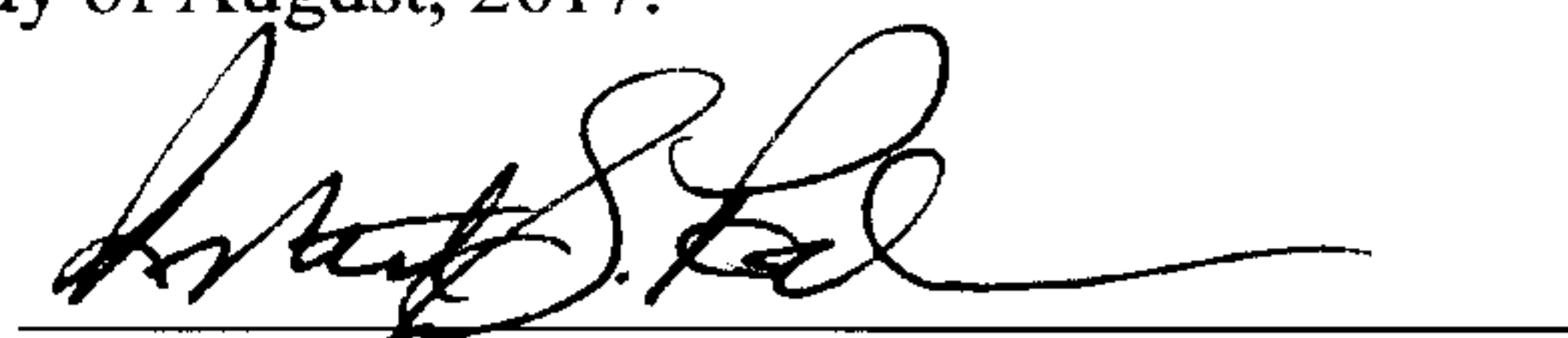
COUNTY OF JEFFERSON

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Ronald R. Gilbert and Lisa R. Gilbert, husband and wife, whose names are signed to the foregoing conveyance, and who are 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 this the 31st day of August, 2017.




Notary Public

My commission expires: 07.02.18

Real Estate Sales Validation Form

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

Grantor's Name Ronald R. Gilbert
Lisa R. Gilbert

Grantee's Name

Mailing Address 173 Moss Bend Drive
Helena, AL 35080

Mailing Address

Property Address Metes and Bounds

Date of Conveyance August 31, 2017

Grantee's Name John L.E. Losey
Debra S. Losey

Purchase Price \$

or

Actual Value \$ 7,500.00

Mailing Address 151 Moss Bend Drive
Helena, AL 35080

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).

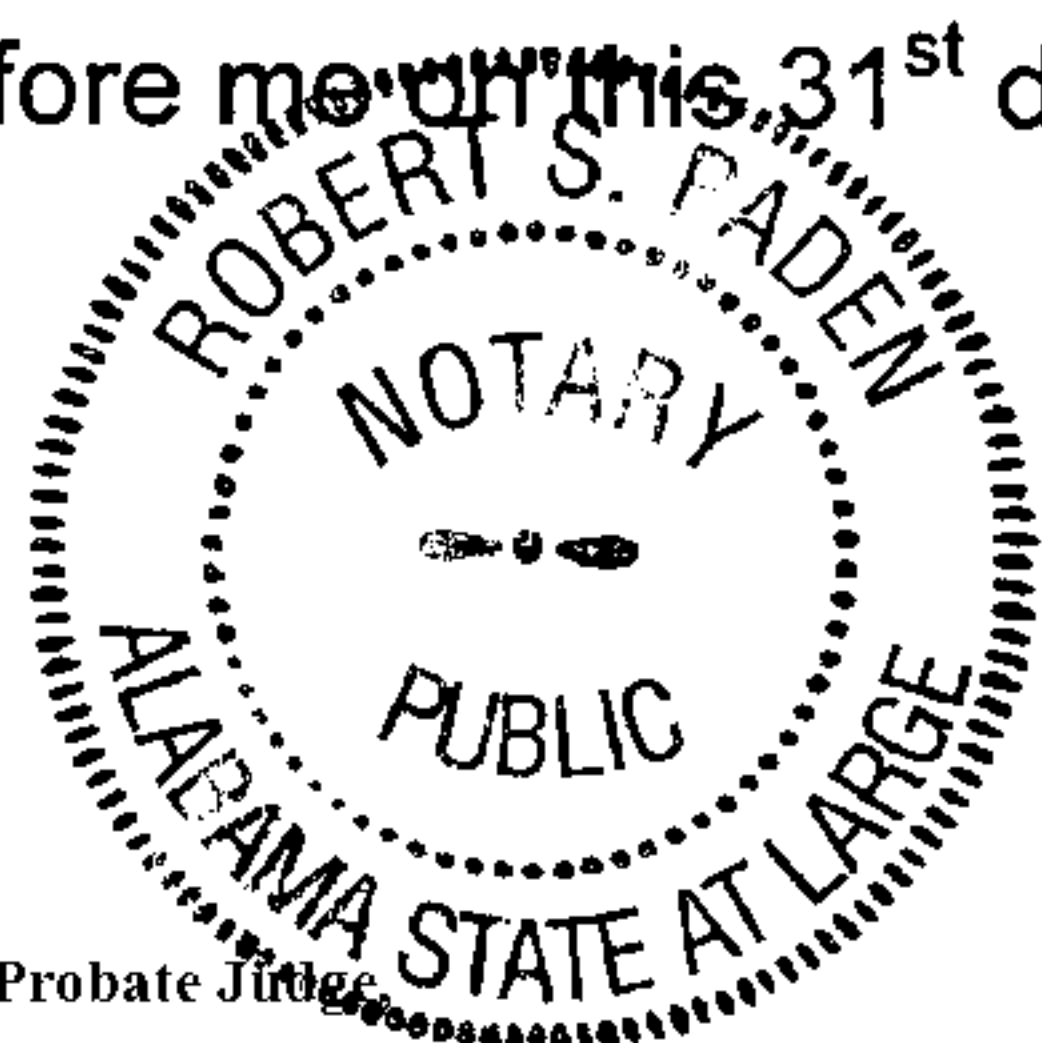
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Print Ronald R. Gilbert, Grantor

Date: August 31, 2017

Sign *Ronald R. Gilbert*

Sworn to and subscribed before me on this 31st day of August, 2017.



Robert S. Faden
Notary Public

My Commission Expires: 07.02.18



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge
County Clerk
Shelby County, AL
09/15/2017 08:02:03 AM
\$28.50 CHERRY
20170915000335850

James W. Fuhrmeister