## STATE OF ALABAMA ) WARRANTY DEED

SHELBY COUNTY ) JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Five Hundred (\$500.00) Dollars and other good and valuable consideration to the undersigned, undersigned, James Thomas Poe, a single man and Eric Anthony Poe, single man herein referred to as Grantors, in hand paid by James Thomas Poe, a single man and Eric Anthony Poe, singleman, herein referred to as Grantees, the receipt of which is acknowledged, the said Grantors do hereby grant, bargain, sell and convey unto the Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

## SEE ATTACHED EXHIBIT 'A' LEGAL DESCRIPTION

Frank Bigham deceased on March 6, 2008

Tammy Gail Bigham Poe deceased on August 12, 2015

Ann Sue Langston Bigham aka Ann Sue Bigham deceased on March 21, 2017

This conveyance is prepared without the benefit of title exam on the part of the preparer.

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 Grantee does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And the Grantors do for themselves and their heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises; that they have a good right to sell and convey the same as aforesaid; that they will and their 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 except as herein stated.

Wherever used herein the singular number shall include the plural, the plural shall include the singular, the use of any gender shall include other genders, when applicable, and related words shall be changed to read as appropriate.

20171002000358020 1/7 \$103.50 Shelby Cnty Judge of Probate: AL 10/02/2017 02:38:18 PM FILED/CERT

IN WITNESS WHEREOF, the Gra	antors have hereunto set their hand and seal
this the 13th day of June	James Thomas Poe  Eric Anthony Poe
STATE OF ALABAMA TALLADEGA COUNTY.	
certify that, James Thomas Poe, a single instrument and who is known to me, ac informed of the contents of this instrument day the same bears date.	and for said County, in said State, hereby e man whose name is signed to the foregoing knowledged before me on this day that being nent, he executed the same voluntarily on the al seal this the 15th day of June .  Ocke McLlvery NOTARY PUBLIC My Commission Expires: 10-13- 2019
STATE OF AU Talladega COUNTY.	
certify that, Eric Anthony Poe, a single instrument and who is known to me, ac informed of the contents of this instrument day the same bears date.	and for said County, in said State, hereby man whose name is signed to the foregoing knowledged before me on this day that being nent, he executed the same voluntarily on the al seal this the 15th day of June.
4V 11.	Ockie McKilberry NOTARY PUBLIC My Commission Expires: 10-1 3-2019
This document prepared by: Gregory S. Graham, PC	

File #C215-1006 P. O. Drawer 307 Childersburg, Alabama 35044

20171002000358020 2/7 \$103.50 Shelby Cnty Judge of Probate, AL

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### EXHIBIT "A" LEGAL DESCRIPTION

The West 15 feet and the South 15 feet of the following described property: A part of the NEk of the NEk Section 1, Township 20 South, Range 2 West, More particularly described as follows: Commence at the northwest corner of said quarter-quarter section and run thence South along the west boundary of thence continue South in the same direction a distance of 200 feet, more or less, to the Southwest corner of said quarter-quarter section; thence run 210 feet to a point; thence turn to the left and run north parallel with more or less, to a point due East from the point of beginning; thence turn to the left and run for the point of beginning.

SUBJECT to a perpetual easement and right of way for road purposes only over the North 15 feet of the above described property.

### AND ALSO:

A part of the NE% of the NE% of Section 1, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of said quarter-quarter section and run thence South along the West boundary of said quarter-quarter section a distance of 1,120 feet to point of beginning; thence continue South in the same direction a distance of 200 feet, more or less, to the Southwest corner of said quarter-quarter section; thence run East along the South boundary of said quarter-quarter section a distance of 210 feet to a point; thence turn to the left and run North 200 feet, more or less, to a point due East from the point of beginning; thence turn to the left and run Westerly 210 feet, more or less, to the point of beginning.

Grantors reserve in favor of themselves, their heirs, successors and assigns, a perpetual easement and right-of-way for road purposes over the West 15 feet and South 15 feet of the above described property.

## AND ALSO:

A lot or parcel of land situated in the NEW of the NEW of Section 1, Township 20 South, Range 2 West, more particularly described as follows:

Commence at the Northwest corner of the above said quarter-quarter, thence run South along the west line for a distance of 910.0 feet to the point of beginning. Thence continue along same line for a distance of 210.0 feet, thence run East for a distance of 210.0 feet, thence run North and parallel to the west line for a distance of 210.0 feet, thence run west for a distance of 210.0 feet to the point of beginning, less and except a 15.0 foot strip along the west line of the above said lot for roadway.

Grantors reserve in favor of themselves, their heirs, successors and assigns, a perpetual essement and right-of-way for road purposes over the west 15 feet of the above described property.

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Center for Health Statistics

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		st Cahaha Usial	ata AT 24	212					
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Frank G Langston			Valma	a Glass				. [	
	RY OR CREMATORY				LOCATION		<del> </del>		
Burial Wooten'	s Chapel	·			Cahaba Heigh				
27. DATE OF DISPOSITION 28. FUNERAL	DIRECTOR	· · ·		29.	LICENSE NUMBER	1	re signed	Ī	
Mar 24, 2017 Doug Gl	lasscock			(	05619		r 23, 2017 Ense number		
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34. NAME		CERTIFICIO I II I SICI		<del></del>	LICENSE NUMBER	<del></del>	E SIGNED		
Shaddix Murphy, Coroner		•		.		Mai	r 28, 2017		
37. ADDRESS OF PERSON WHO COMPLETE	D CAUSE OF DEATH						<del></del>		
PO Box 282, Sylacauga, Al	abama 35150	·		<u> </u>			· ·		
38, REGISTRAR	•		•		•	<b>I</b>	TE FILED		
Catherine Molchan Donald					<del></del>	<u> Ma</u>	r 28, 2017	<u> </u>	
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D							<u> </u>		
41. PART II. OTHER SIGNIFICANT CONDITI	ONS CONTRIBUTING	S TO DEATH	·				·· · · .		
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This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2017-246-375-0

May 2, 2017



Catherine Molchan Donald State Registrar of Vital Statistics

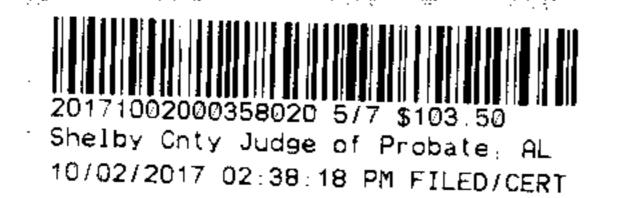
## **ALABAMA**

Center for Health Statistics

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This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2015-370-658-3

August 28, 2015



Catherine Molchan Donald State Registrar of Vital Statistics

# ALABAMA

Center for Health Statistics

## ALABAMA

08-09138

County File Number	•							<del></del>
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	9	Mar	rried	Sue L	angston	<u> </u>	•	No
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37 Certifying Physicia Medical Examiner Signature:	Physician consisting cause of di Cotoner Ton the less 40.04 136 And	set) "To the best of my knowledge of Education and/or swestigning.	Old C	MI AL RAME AN	e, and due to the causels and marrier stated	3- COMPLETED CAUSE O	6-08	M
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This is an official certified copy of the original record filed in the Center of Health Statistics, Alabama Department of Public Health, Montgomery, Alabama. 2013-387-180-1

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20171002000358020 6/7 \$103.50 Shelby Cnty Judge of Probate: AL 10/02/2017 02:38:18 PM FILED/CERT Catherine Molchan Donald

Catherine Molchan Donald State Registrar of Vital Statistics

## Real Estate Sales Validation Form

This	Document must be filed in acc	ordance with Code	of Alabama 19	75, Section 40-22-1	1.	Ð
Grantor's Name Mailing Address	ERIC POE 4397 Girt Mo		ntee's Name ling Address	<del></del>	2	roe pa
•	Chy, Ah 35044			CB4, 4L	3-00	4
Property Address	61 Smithel Cholsea ALB		Date of Sale rchase Price or	\$		
		Actual Va	•	<u>\$ · </u>	<u>.                                    </u>	
		Assessor's N	or //arket.Value	\$70,180		
The purchase price evidence: (check or Bill of Sale Sales Contract Closing Statem		this form can be nentary evidence Appraisal Other	is not require	e following docu ed)	mentary	
•	locument presented for rec this form is not required.	ordation contains	all of the rec	quired information	n refere	enced
		Instructions				<del></del>
	d mailing address - provide ir current mailing address.	the name of the	person or pe	rsons conveying	interest	ţ
Grantee's name an to property is being	d mailing address - provide conveyed.	the name of the	person or pe	rsons to whom i	nteres <b>t</b>	
Property address -	the physical address of the	property being o	onveyed, if a	vailable.		
Date of Sale - the d	ate on which interest to the	property was co	nveyed.	•		
	e – the total amount paid fo the instrument offered for r		f the property	, both real and p	ersonal	,
conveyed by the ins	property is not being sold, strument offered for record. or the assessor's current m	This may be evi-				
esponsibility of value	ed and the value must be do se valuation, of the property sing property for property to Alabama 1975 § 40-22-1	y as determined l ax purposes will b	by the local o	fficial charged wi	ith the	alized
accurate. I further u	of my knowledge and belief Inderstand that any false st Ited in <u>Code of Alabama 19</u>	atements claimed	d on this form	-		
Date 10/2-117		Print	y. J. (	onch		<u> </u>
Unattested	(verified by)	Sign	rantor/Grantee	e/Owner/Agent) ci	rcle one	•

Shelby County: AL 10/02/2017 State of Alabama Deed Tax \$70.50

20171002000358020 7/7 \$103.50 Shelby Cnty Judge of Probate AL

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Form RT-1