

This Instrument was Prepared by:

Send Tax Notice To: David L. Beasley
Kimberly D. Beasley

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


20171024000385280 1/2 \$32.50
Shelby Cnty Judge of Probate, AL
10/24/2017 01:25:48 PM FILED/CERT

229 West Willow Circle
Columbiana AL 35051

File No.: S-17-23824

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 **Eighty Four Thousand Nine Hundred Dollars and No Cents (\$84,900.00)**, 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, **Mario Vera Rviz**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **David L. Beasley and Kimberly D. Beasley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit:

Lot 2, according to the survey of McMahon Highlands at Shelby Springs Farms, as recorded in Map Book 28, Page 25, in the Probate Office of Shelby County, Alabama.

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. No part of the homestead of the Grantor herein or his spouse.

\$70,518.05 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 18th day of October, 2017.



Mario Vera Rviz

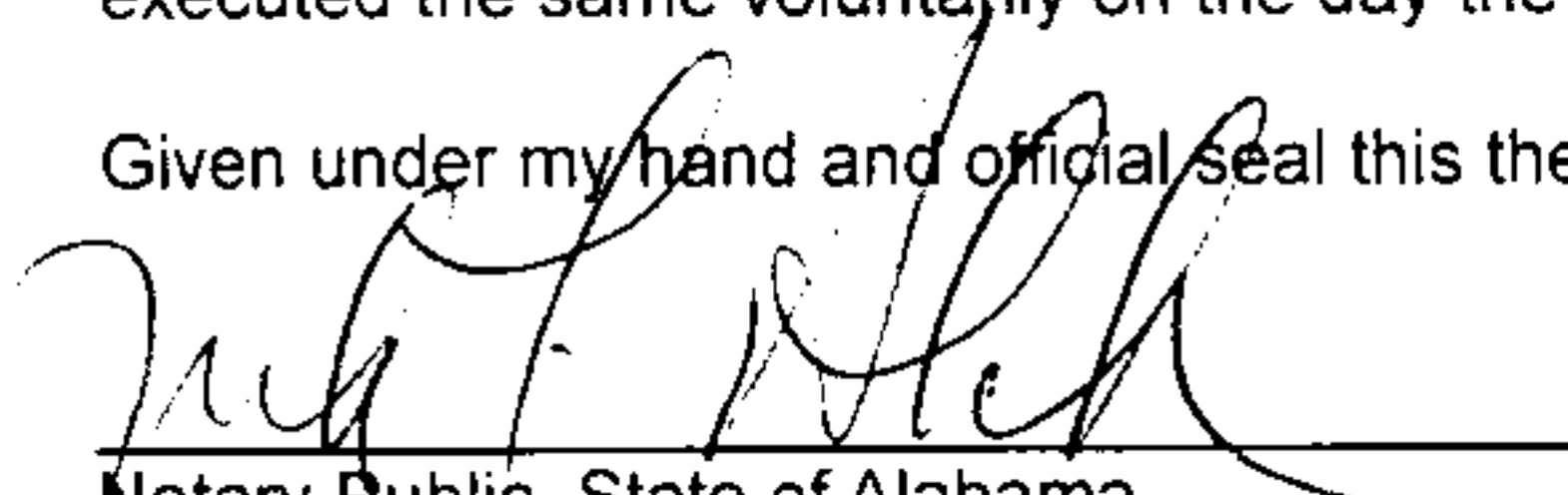
Shelby County, AL 10/24/2017
State of Alabama
Deed Tax: \$14.50

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mario Vera Rviz, 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.

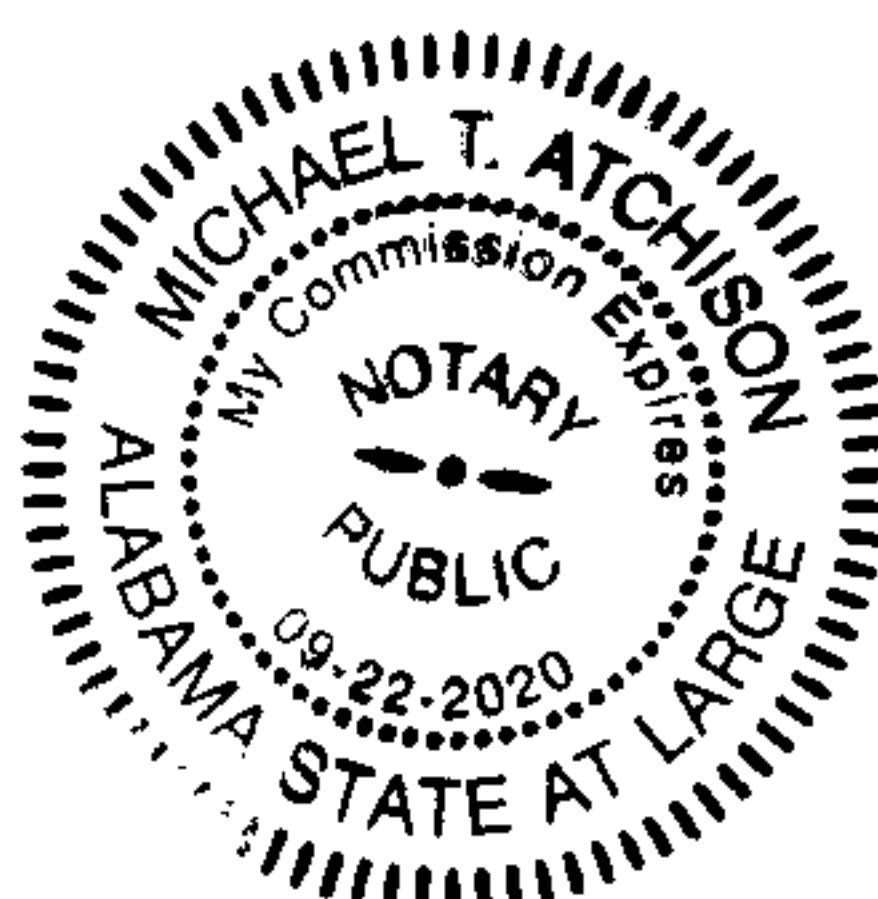
Given under my hand and official seal this the 18th day of October, 2017.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: September 22, 2020



Real Estate Sales Validation Form

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

Grantor's Name Mario Vera Rviz

Mailing Address 89 Keller Mill Rd

Montevallo AL 35115

Property Address 14823 Hwy. 25

Calera, AL 35040



20171024000385280 2/2 \$32.50
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Grantee's Name David L. Beasley
Kimberly D. Beasley

Mailing Address 229 West W. Hwy. 25

Calera, AL 35040

Date of Sale October 18, 2017

Total Purchase Price \$84,900.00

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 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 October 17, 2017

Print Mario Vera Rviz

Unattested

Sign Mario Vera Rviz

(verified by)

(Grantor/Grantee/Owner/Agent) circle one