



20171222000457590 1/4 \$224.00
 Shelby Cnty Judge of Probate, AL
 12/22/2017 01:35:34 PM FILED/CERT

This instrument was prepared by: Clayton T. Sweeney, Attorney 2700 Highway 280 East, Suite 160 Birmingham, AL 35223		Send Tax Notice To: John David Warren and Melissa Orange Warren 1 Victory Lane Sterrett, AL 35147
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STATE OF ALABAMA)
 COUNTY OF SHELBY)

JOINT SURVIVORSHIP DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of Two Hundred Thousand and NO/100 Dollars (**\$200,000.00**), and other good and valuable consideration, this day in hand paid to the undersigned, **Charles D. Warren and Durinda N. Warren, as Trustees for the Warren Family Trust**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEES herein, the receipt whereof is hereby acknowledged, the GRANTORS do hereby give, grant, bargain, sell and convey unto the GRANTEES, **John David Warren and Melissa Orange Warren**, (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of **Shelby**, State of Alabama, to-wit:

See Exhibit "A" attached hereto and made a part hereof for legal description

Subject To:

Ad valorem taxes for 2018 and subsequent years not yet due and payable until October 1, 2018.

Existing covenants and restrictions, easements, building lines and limitations of record.

\$100,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto 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. AND SAID GRANTOR, for said GRANTORS, GRANTORS' heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTORS are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTORS will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Shelby County, AL 12/22/2017
 State of Alabama
 Deed Tax: \$200.00

IN WITNESS WHEREOF, said GRANTOR has hereunto set his hand and seal this the 21st day of December, 2017.

Warren Family Trust

Charles D. Warren

By: Charles D. Warren
Its: Trustee

Witness

IN WITNESS WHEREOF, said GRANTOR has hereunto set her hand and seal this the 20th day of December, 2017.

Durinda N. Warren

By: Durinda N. Warren
Its: Trustee

Witness

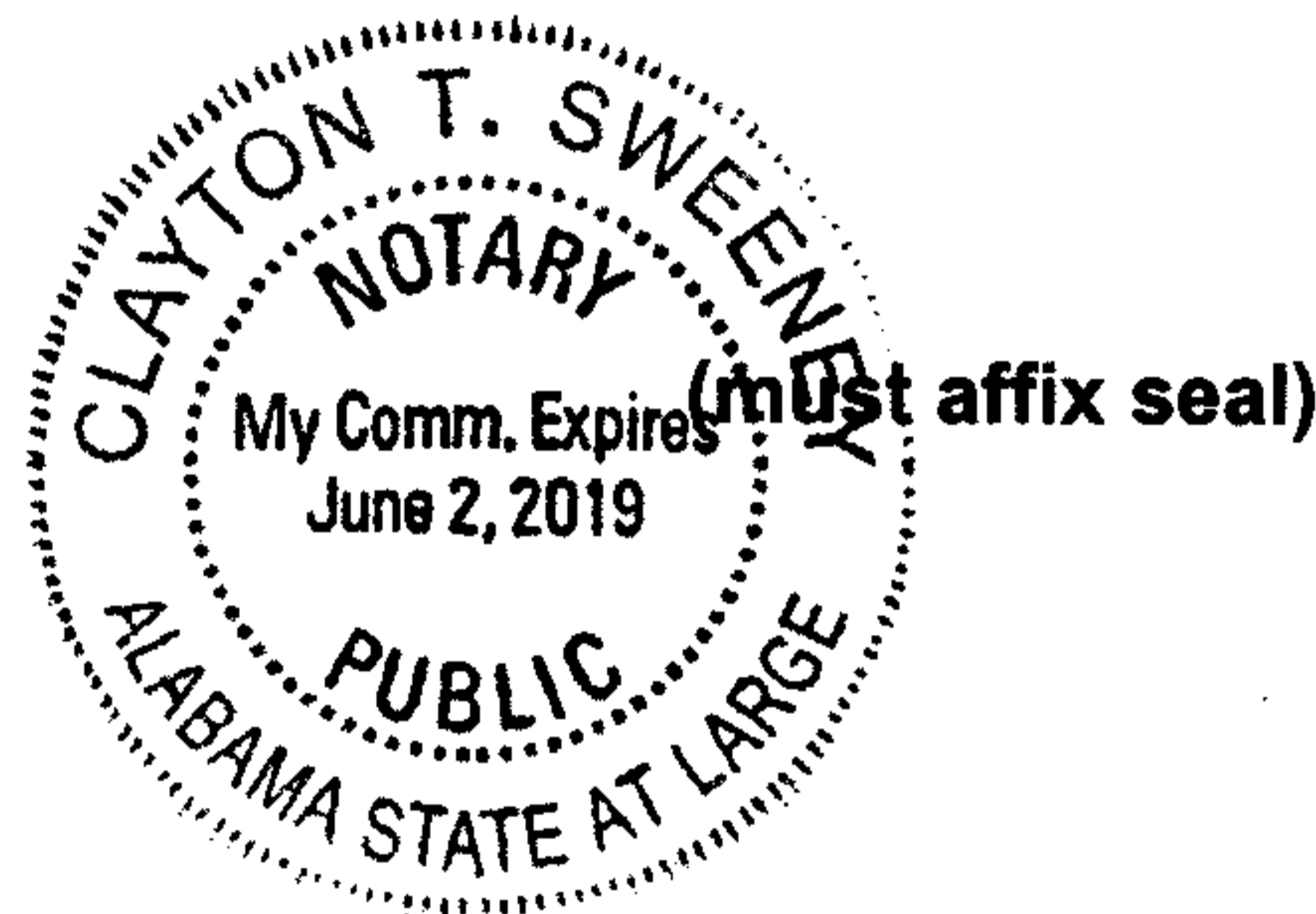
STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Charles D. Warren, as Trustee of the Warren Family Trust, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, he, in his capacity as such Trustee, executed the same voluntarily on behalf of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 21st day of December, 2017.

[Signature]

NOTARY PUBLIC
My Commission Expires: 06/02/2019



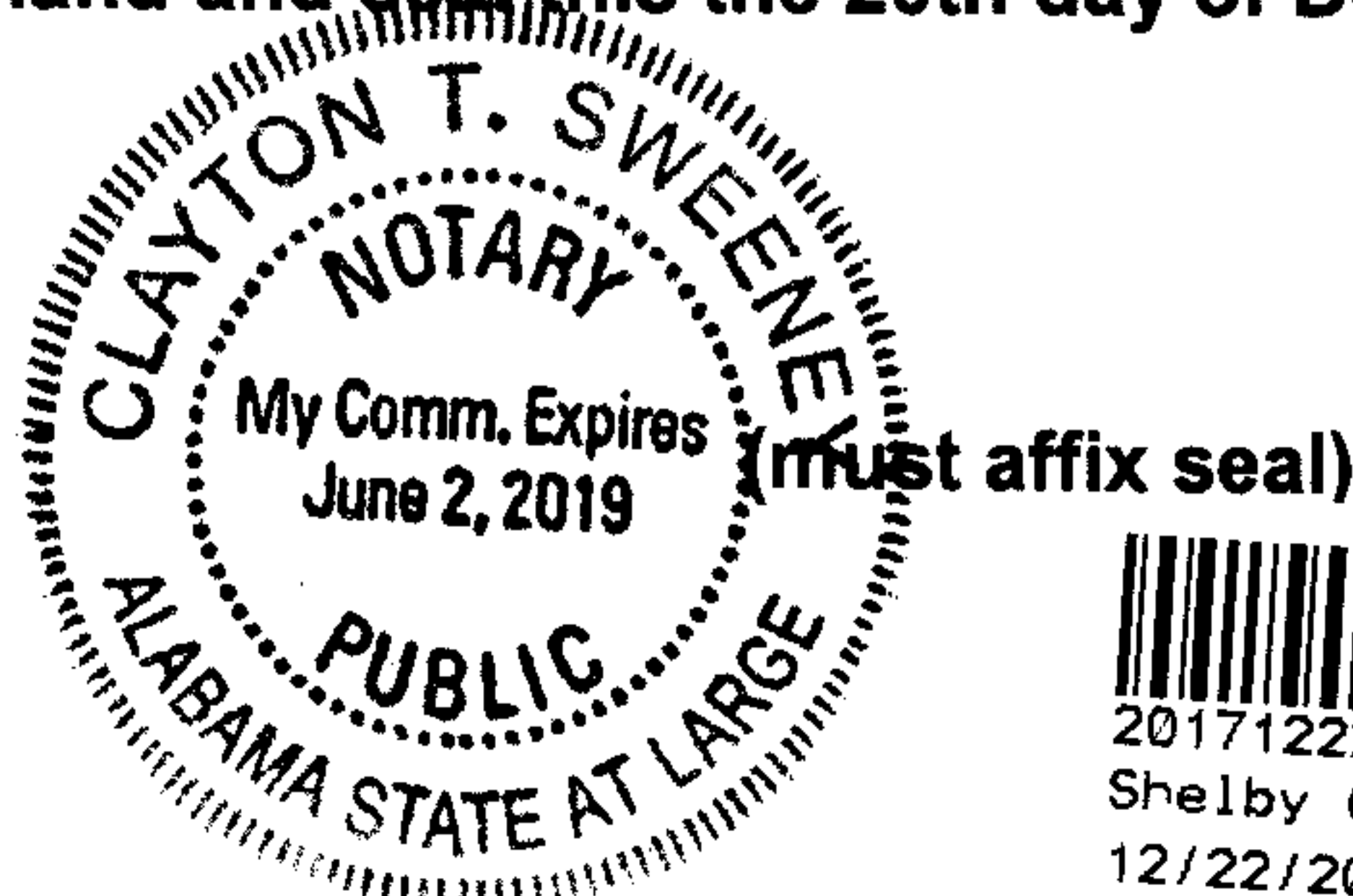
STATE OF ALABAMA)
COUNTY OF JEFFERSON)


I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Durinda N. Warren, as Trustee of the Warren Family Trust, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the Instrument, she, in her capacity as such Trustee, executed the same voluntarily on behalf of said Trust on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 20th day of December, 2017.

[Signature]

NOTARY PUBLIC
My Commission Expires: 06/02/2019




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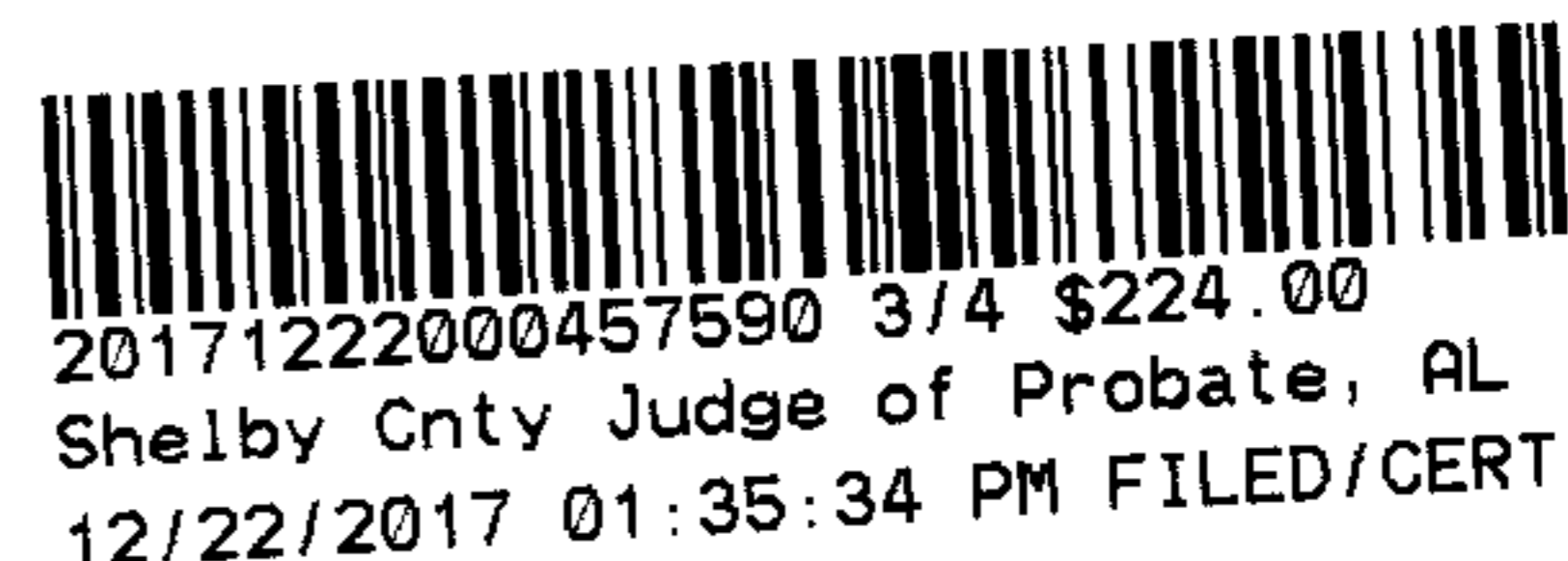
"Exhibit A "

A part of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Commencing at a railroad rail in place at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 23, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 19 minutes 15 seconds West a distance of 288.13 feet to a 5/8" rebar in place; thence North 00 degrees 15 minutes 56 seconds West a distance of 102.54 feet to a 1/2" capped rebar (stamped CA615) set this point also being the POINT OF BEGINNING; thence North 00 degrees 16 minutes 36 seconds West a distance of 307.11 feet to a 1/2" capped rebar (stamped CA615) set on the bank of a small pond; thence North 00 degrees 16 minutes 37 seconds West a distance of 13.66 feet to a point in said point; thence North 89 degrees 49 minutes 55 seconds East a distance of 407.77 feet to a 1/2" capped rebar (stamped CA615) set; thence South 00 degrees 16 minutes 59 seconds East a distance of 273.17 feet to a 1/2" capped rebar (stamped CA615) set on the bank of another small pond; thence South 00 degrees 14 minutes 24 seconds East a distance of 47.50 feet to a point in said point; thence North 89 degrees 44 minutes 13 seconds West a distance of 9.80 feet to a 1/2" capped rebar (stamped CA615) set on the bank of said pond; thence South 89 degrees 49 minutes 17 seconds West a distance of 397.97 feet back to the POINT OF BEGINNING.

ALSO, a 20' wide ingress/egress easement along an existing gravel drive with the following described center line; Commencing at a railroad rail all in place at the Southwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 23 Township 18 South, Range 1 East, Shelby County, Alabama; thence North 00 degrees 19 minutes 15 seconds West a distance of 102.54 feet to a 1/2" capped rebar (stamped CA615) set this point also being the POINT OF BEGINNING; thence North 00 degrees 16 minutes 38 seconds West a distance of 307.11 feet to a 1/2" capped rebar (stamped CA615)' set on the bank of a small pond; thence North 00 degrees 16 minutes 37 seconds West a distance of 13.66 feet to a point in said pond; thence North 89 degrees 49 minutes 55 seconds East a distance of 338.84 feet to a point on the centerline of a gravel driveway, this point being the POINT OF BEGINNING; thence along the said centerline the following calls: North 38 degrees 08 minutes 24 seconds West a distance of 31.31 feet; thence North 25 degrees 54 minutes 40 seconds West a distance of 66.01 feet; thence North 18 degrees 07 minutes 30 seconds West a distance of 57.36 feet; thence North 06 degrees 53 minutes 23 seconds West a distance of 59.57 feet; thence North 03 degrees 17 minutes 45 seconds West a distance of 49.06 feet; thence North 03 degrees 10 minutes 27 seconds East a distance of 70.50 feet; thence North 08 degrees 08 minutes 55 seconds East a distance of 97.79 feet; thence North 13 degrees 45 minutes 48 seconds East a distance of 56.55 feet; thence North 21 degrees 47 minutes 05 seconds East a distance of 49.58 feet; thence North 40 degrees 20 minutes 27 seconds East a distance of 62.00 feet; thence North 50 degrees 05 minutes 59 seconds East a distance of 65.76 feet; thence North 40 degrees 30 minutes 19 seconds East a distance of 53.53 feet; thence North 14 degrees 54 minutes 06 seconds East a distance of 42.19 feet; thence North 10 degrees 44 minutes 32 seconds West a distance of 25.55 feet; thence North 41 degrees 59 minutes 09 seconds West a distance of 40.52 feet; thence North 61 degrees 04 minutes 27 seconds West a distance of 37.13 feet; thence North 41 degrees 17 minutes 37 seconds West a distance of 43.92 feet; thence North 18 degrees 25 minutes 04 seconds West a distance of 58.61 feet; thence North 00 degrees 48 minutes 48 seconds East a distance of 38.57 feet; thence North 03 degrees 49 minutes 22 seconds East a distance of 112.45 feet; thence North 02 degrees 52 minutes 52 seconds East a distance of 152.77 feet; thence North 10 degrees 18 minutes 56 seconds East a distance of 77.86 feet to a point where the said centerline intersects the southerly right of way of Victory Lane (assessed 40' ROW) this point being the END OF EASEMENT.

According to the survey of John Meadows A. PLS #29097, dated August 31, 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	Warren Family Trust	Grantee's Name	John David Warren and Melissa Orange Warren
Mailing Address	926 Highland Lakes Lane Birmingham, AL 35242	Mailing Address	1 Victory Lane Sterrett, AL 35147
Property Address	1 Victory Lane Sterrett, AL 35147	Date of Sale	<u>December 21, 2017</u>
		Total Purchase Price	<u>\$ 200,000.00</u>
		or	_____
		Actual Value	<u>\$ _____</u>
		or	_____
		Assessor's Market Value	<u>\$ _____</u>

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/ Assessor's Appraised Value |
| <input type="checkbox"/> Sales Contract | <input type="checkbox"/> Other – property tax redemption |
| <input checked="" 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 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).

Warren Family Trust

Date _____

Print By: Charles D. Warren, Trustee _____

Unattested

(verified by)

Charles D. Warren
Sign _____
Melinda N. Warren
(Grantor/Grantee/Owner/Agent) circle one

CLAYTON T. SWEENEY, ATTORNEY AT LAW



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