

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Mark Andrew Shannon and
Amy Winford Shannon
11853 Highway 47
Shelby, AL 35143

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two Hundred Fifty Thousand Nine Hundred and no/100 Dollars (\$250,900.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **JENNIFER GUY and WALTER R. AMMON, wife and husband** (herein referred to as Grantors) grant, bargain, sell and convey unto **MARK ANDREW SHANNON and AMY WINFORD SHANNON** (herein referred to as Grantees), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

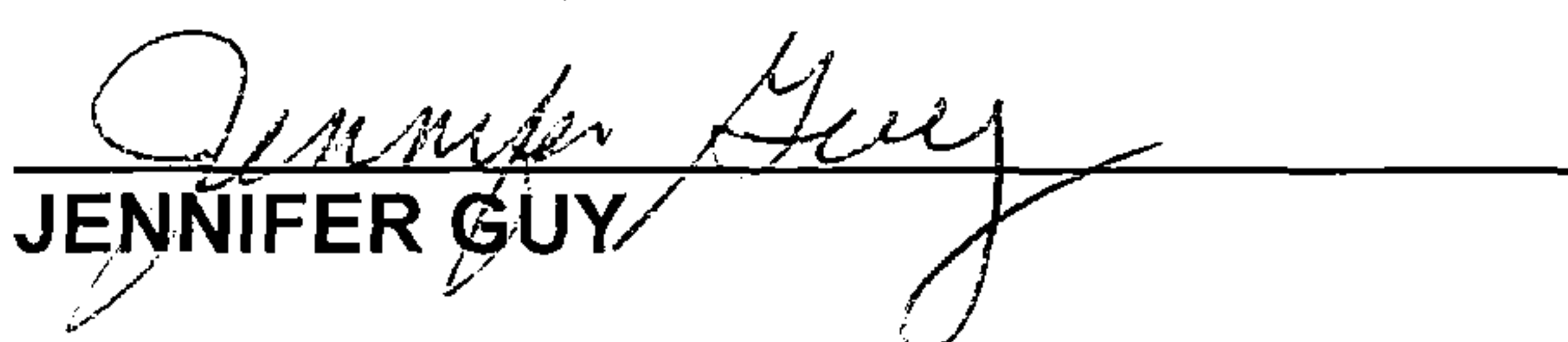
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

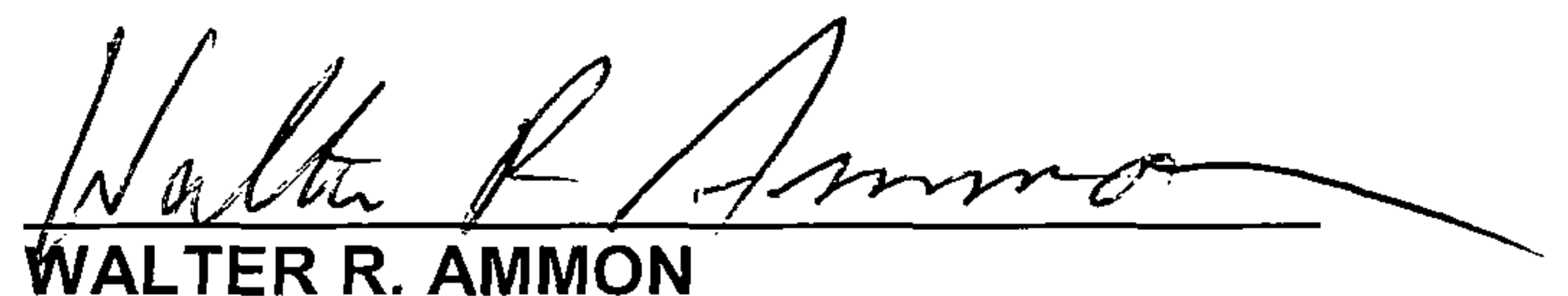
\$238,355.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to 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 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 said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated 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, we have hereunto set our hands and seals this 21st day of December, 2017.



JENNIFER GUY


WALTER R. AMMON

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, CHRISTINA ELIZABETH WALL, a Notary Public in and for said County, in said State, hereby certify that **JENNIFER GUY and WALTER R. AMMON**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of December, 2017.


Notary Public
My Commission Expires: 01/30/2021

CHRISTINA ELIZABETH WALL
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
January 30, 2021

EXHIBIT "A"

Commence at the NE corner of Section 34, Township 24 North, Range 15 East, thence run Southerly along the East line thereof for 634.76 feet to the point of beginning, thence continue last described course for 1740.64 feet to the Northerly R/W of Shelby County Road 412, thence 17 degrees 40 minutes 17 seconds right run Southwesterly along said R/W for 117.13 feet to a point of a curve to the right having a central angle of 71 degrees 23 minutes 22 seconds and a radius of 242.77 feet and on arc length of 302.48 feet thence 35 degrees 41 minutes 41 seconds right to chord of said curve run Southwesterly along said chord for 283.25 feet; thence 35 degrees 41 minutes 41 seconds right run Westerly along said R/W for 180.66 feet; thence 90 degrees 56 minutes 2 seconds right run Northerly for 2012.42 feet; thence 89 degrees 12 minutes 29 seconds right run Easterly for 441.74 feet to the point of beginning.

Commence at the Northeast corner of Section 34, Township 24 North, Range 15 East; thence run Southerly along the East line thereof for 2591.78 feet to the Southerly R/W of Shelby County Road 412 and the point of beginning; thence continue last described course for 130.92 feet to the SE corner of the North ½ of Section 34, thence 88 degrees 30 minutes 12 seconds right run Westerly along the South line of said North ½ of Section 34 for 233.52 feet to the Southerly R/W of said Shelby County Road 412 and to a point in a curve to the left having a central angle of 49 degrees 34 minutes 55 seconds and a radius of 322.77 feet and on an arc length of 279.31 feet; thence 151 degrees 05 minutes 09 seconds right to a chord of said curve run northeasterly along said chord for 270.58 feet to the point of beginning.

PARCEL NO.: 33-8-34-0-001-001.012

Real Estate Sales Validation Form

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

Grantor's Name JENNIFER GUY
Mailing Address WALTER R. AMMON
282 Marina Road
Shelby, AL 35143

Grantee's Name MARK ANDREW SHANNON
Mailing Address AMY WINFORD SHANNON
11853 Highway 47
Shelby, AL 35143

Property Address 11853 Highway 47
Shelby, AL 35143

Date of Sale December 21, 2017
Total Purchase Price \$ 250,900.00
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
X Sales Contract
X 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).

Date

Print B. CHRISTOPHER BATTLES

Unattested (verified by)

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

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
12/27/2017 11:47:04 AM
\$34.00 JESSICA
20171227000459710

Handwritten signature