

This Instrument Prepared By:

C. Ryan Sparks, Attorney
2635 Valleydale Road, Suite 200
Birmingham, Alabama 35244
DIRECT: 205-215-8433

Send Tax Notice To Grantees Address:

Randy E. McGraw and Peggy S. McGraw
432 Wynlake Lane
Alabaster, Alabama 35007

WARRANTY DEED WITH JOINT RIGHT OF SURVIVORSHIP

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS,

That for and in consideration of **TWO HUNDRED FIFTEEN THOUSAND AND NO/100 (\$215,000.00) DOLLARS**, and other good and valuable consideration, this day in hand paid to the undersigned **ESTATE OF PAGE H. HENDERSON, DECEASED, BY ROBERT PAGE HENDERSON, AS PERSONAL REPRESENTATIVE**, (herein referred to as "Grantor"), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant, bargain, sell and convey unto the Grantees, **RANDY E. MCGRAW and PEGGY S. MCGRAW**, (herein 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, all of the Grantor's interest in the following-described Real Estate situated in, **SHELBY COUNTY, ALABAMA**, to wit:

Lot 24, according to the Survey of Wynlake Subdivision, Phase II, as recorded in Map Book 20, Page 12 A & B, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. General and special taxes or assessments for the year 2018 and subsequent years not yet due and payable.
2. Municipal improvements, taxes, assessments, and fire district dues against subject property, if any.
3. Mineral and mining rights not owned by Grantors.
4. Any applicable zoning ordinances.
5. Easements, encroachments, building set back lines, rights-of-ways as shown of record by recorded plat or other recorded instrument, including any amendments thereto.
6. All matters, facts, easements, restrictions, assessments, covenants, agreements and all other terms and provisions in Map Book 20, Page 12 A & B.
7. Building setback line of 35 feet reserved from Shadow Run Lane as shown by plat.
8. Easements as shown by recorded plat, including 10 foot along the Northerly and Westerly sides of lot.
9. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1995-30873 and Inst. #1995-30874
10. Right(s)-of-Way(s) granted to Alabama Power Company by instrument(s) recorded in Real 40, Page 202.
11. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed Book 101, Page 76; Deed Book 121, Page 191 and Deed Book 138, Page 317.
12. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 15, Page 375
13. Restrictions, limitations and conditions as set out in Map Book 20, Page 12 A & B.

Page H. Henderson was the sole surviving grantee of that certain deed with joint of survivorship; Jane C. Henderson having died on or about December 20, 2015 and predeceased Page H. Henderson. Page H. Henderson and Jane C. Henderson were legally married at the time of Jane C. Henderson's death.

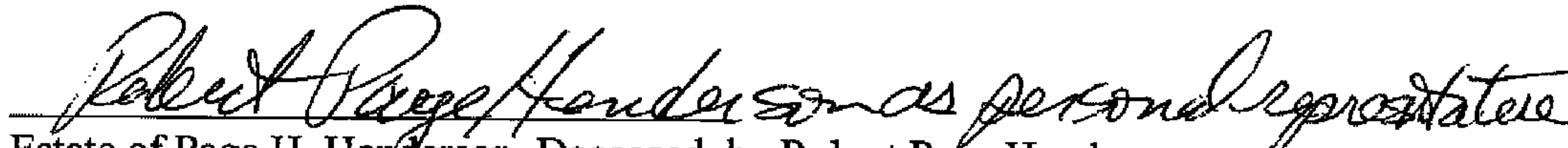
The purchase of the herein described real property is being financed in whole or in part by the proceeds of a purchase money mortgage being executed simultaneously herewith.

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 as joint tenants and upon the death of either of them, then to the survivorship of them in fee simple, and to the heirs and assigns of such survivor, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES, and with GRANTEES' heirs and assigns, that GRANTOR is 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 **SHELBY COUNTY**; and that GRANTOR will, and GRANTOR'S 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hands and seals on this day of January 31, 2018.


GRANTORS:


Estate of Page H. Henderson, Deceased, by Robert Page Henderson, as
Personal Representative

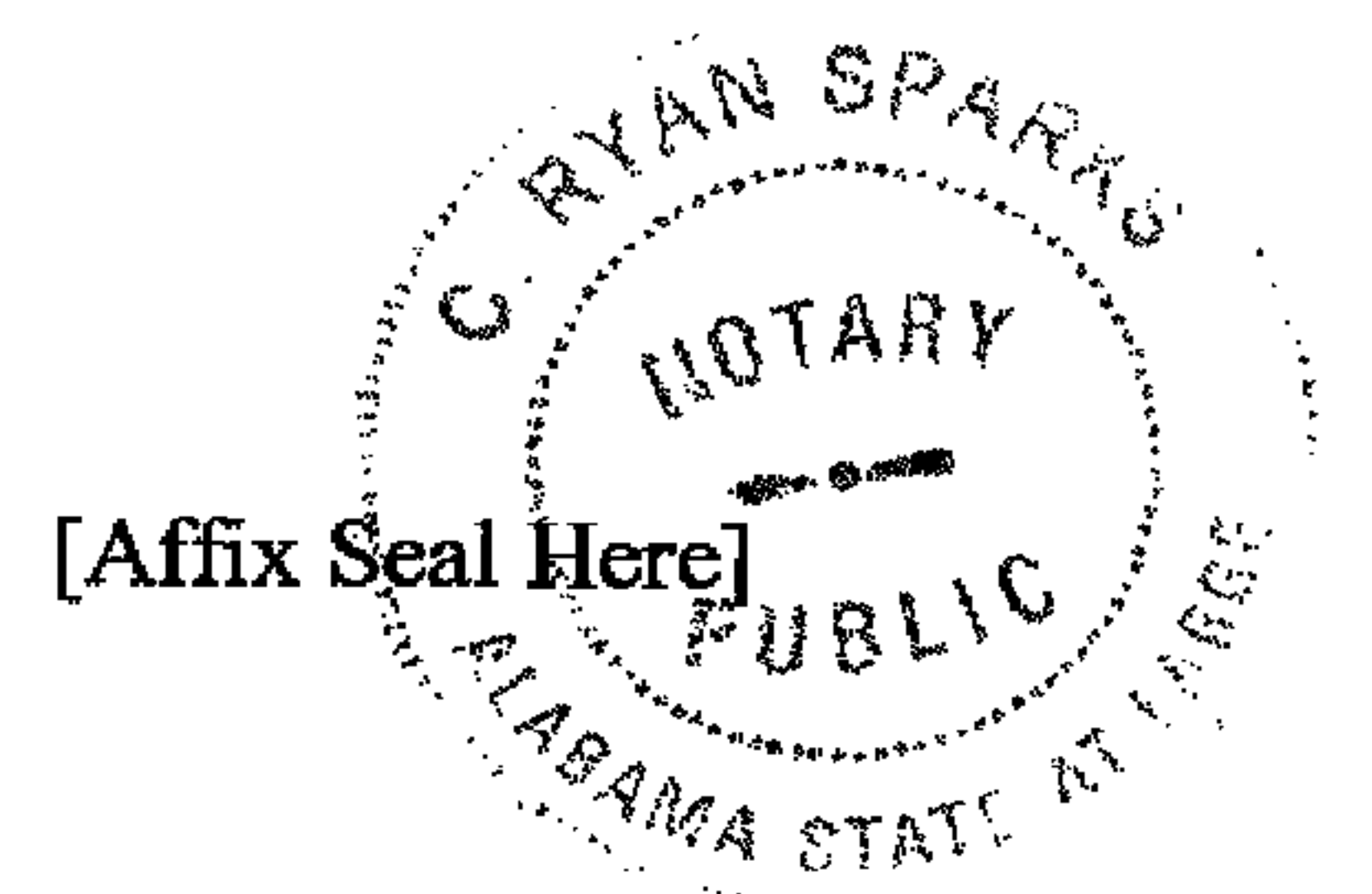
**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned, a Notary Public, in and for said State and County, do hereby certify that Estate of Page H. Henderson, Deceased, by Robert Page Henderson, as Personal Representative, whose name is signed to the above and foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of this instrument, Estate of Page H. Henderson, Deceased, by Robert Page Henderson, as Personal Representative executed the same voluntarily with full authority as Personal Representative of said estate on the day the same bears date.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this day of January 31, 2018.


C. Ryan Sparks, Notary Public

My Commission Expires: December 14, 2019



Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Page H. Henders</u>	Grantee's Name	<u>Randy E. McGraw</u>
Mailing Address	<u>432 Wynlake Lane</u> <u>Alabaster, AL 35007</u>	Mailing Address	<u>Peggy S. McGraw</u> <u>432 Wynlake Lane</u> <u>Alabaster, AL 35007</u>
Property Address	<u>432 Wynlake Lane</u> <u>Alabaster, AL 35007</u>	Date of Sale	<u>1/31/18</u>
		Total Purchase Price	<u>\$ 215,000.00</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 checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input 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).

Date 1/31/18 Print C. Ryan Sparks

Unattested Sign [Signature]

(verified by) (Grantor/Grantee/Owner/Agent) circle one



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
01/31/2018 03:35:57 PM
S64.00 CHERRY
20180131000033490

[Signature]