

This Instrument was Prepared by:

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

File No.: S-18-24814

Send Tax Notice To: Darryl Thomas
Tamra Thomas

2217 2nd Ave N
Birmingham, AL 35203
8/20/2018

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama
County of Shelby } Know All Men by These Presents:

That in consideration of the sum of **Three Hundred Fifty Thousand Dollars and No Cents (\$350,000.00)**, 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, **Joe M. Odgers and Cynthia B. Odgers**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Darryl Thomas and Tamra Thomas**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, to wit;

SEE EXHIBIT "A" ATTACHED HERETO

Property may be subject to taxes for 2018 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 8th day of August, 2018.

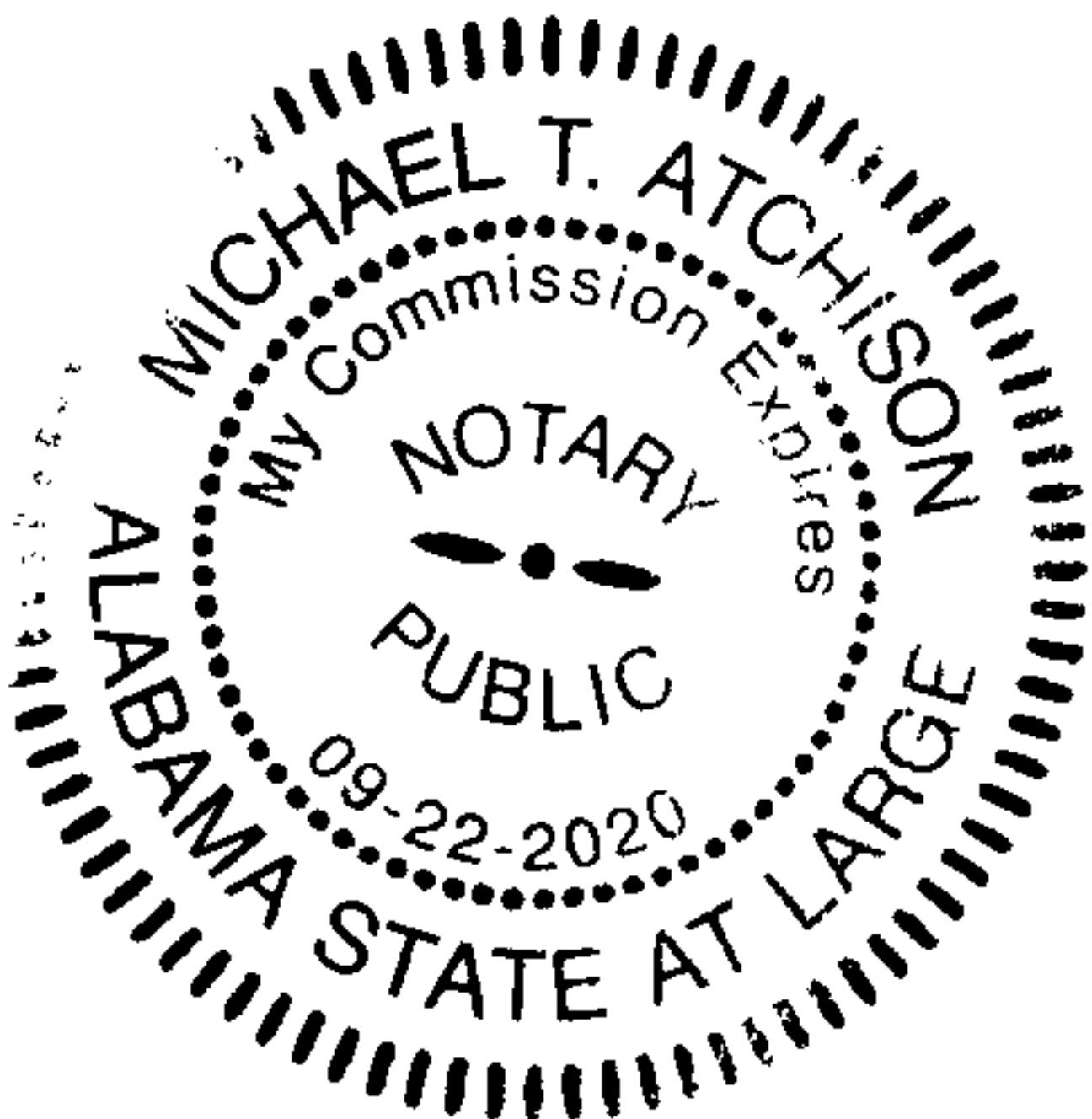
Joe M. Odgers Cynthia B. Odgers

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 Joe M. Odgers and Cynthia B. Odgers, 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 8th day of August, 2018.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020



20180810000286050 1/3 \$371.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:32:57 AM FILED/CERT

Shelby County, AL 08/10/2018
State of Alabama
Deed Tax: \$350.00

20180828000308140 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/28/2018 09:33:23 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Joe M. Odgers
Cynthia B. Odgers
Mailing Address 80 Hwy 416
Wilsonville, AL 35186
Property Address 2312 Highway 70
Columbiana, AL 35051

Grantee's Name Darryl Thomas
Tamra Thomas
Mailing Address 2217 2nd Ave N
1104 202
Birmingham, AL 35203
Date of Sale August 08, 2018
Total Purchase Price \$350,000.00
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
☒ Sales Contract
☐ 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 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 July 31, 2018

Print Joe M. Odgers

Unattested

Sign

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

(verified by)

20180810000286050 3/3 \$371.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:32:57 AM FILED/CERT

20180828000308140 2/3 \$21.00
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Form RT-1

EXHIBIT "A"

A Parcel of land situated in Section 20, 21, 28 and 29, all in Township 21 South, Range 1 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the NE Corner of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama; thence S87° 08'07"E, a distance of 55.20'; thence N42°39'40"E, a distance of 68.65' to the POINT OF BEGINNING; thence N24° 28'29"E, a distance of 507.77'; thence N54°19'23"E, a distance of 85.69'; thence N48°01'26"W, a distance of 304.60'; thence N78°16'26"W, a distance of 208.98'; thence S75°31'33"W, a distance of 367.31'; thence S74°37'11"W, a distance of 229.44'; thence S66°13'16"W, a distance of 267.13'; thence S57°50'21"W, a distance of 606.39'; thence S00°32'00"W, a distance of 1,255.97'; thence N88°20'02"E, a distance of 38.75'; thence S01°55'59"E, a distance of 19.64'; thence N84° 29'29"E, a distance of 600.00'; thence N05°30'31"W, a distance of 5.00'; thence N84°29'29"E, a distance of 353.03'; thence N85°44'21"E, a distance of 114.34'; thence N03°00'48"W, a distance of 10.00'; thence N84°49'10"E, a distance of 395.50'; thence N02°46'41"E, a distance of 11.32'; thence S84°00'37"E, a distance of 57.87'; thence N03°22'15"W, a distance of 944.98' to the POINT OF BEGINNING.



20180828000308140 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
08/28/2018 09:33:23 AM FILED/CERT



20180810000286050 2/3 \$371.00
Shelby Cnty Judge of Probate, AL
08/10/2018 09:32:57 AM FILED/CERT