

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-20-26580

Send Tax Notice To: Donald Reilly
Emma Reilly

2010 Hwy 56
Wilsnitty, AL 35186

**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 **One Hundred Fifty Thousand Dollars and No Cents (\$150,000.00)**, 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, **William D. Largin and Starr M. Largin**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Donald Reilly and Emma Reilly**, (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 all taxes for 20201 and subsequent years, 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.

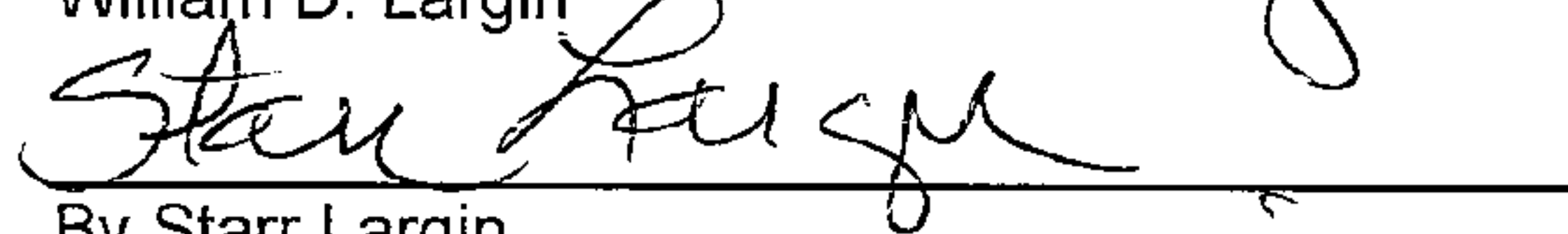
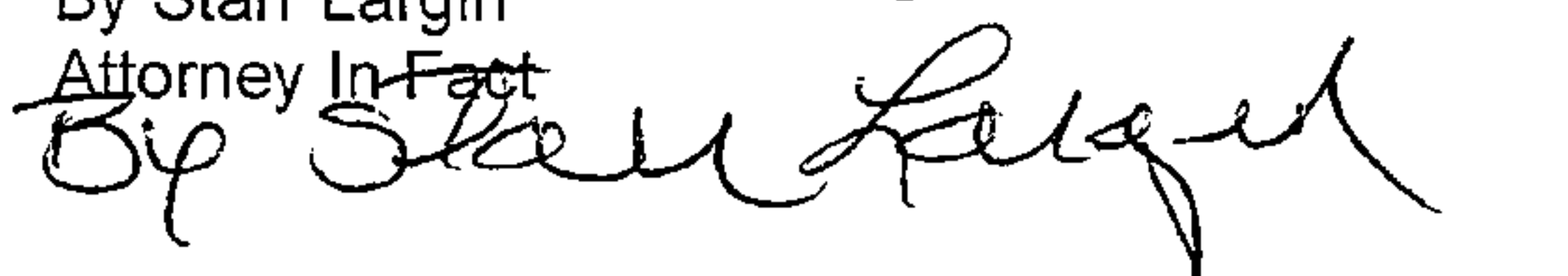
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 28th day of September, 2020.


William D. Largin


Starr M. Largin

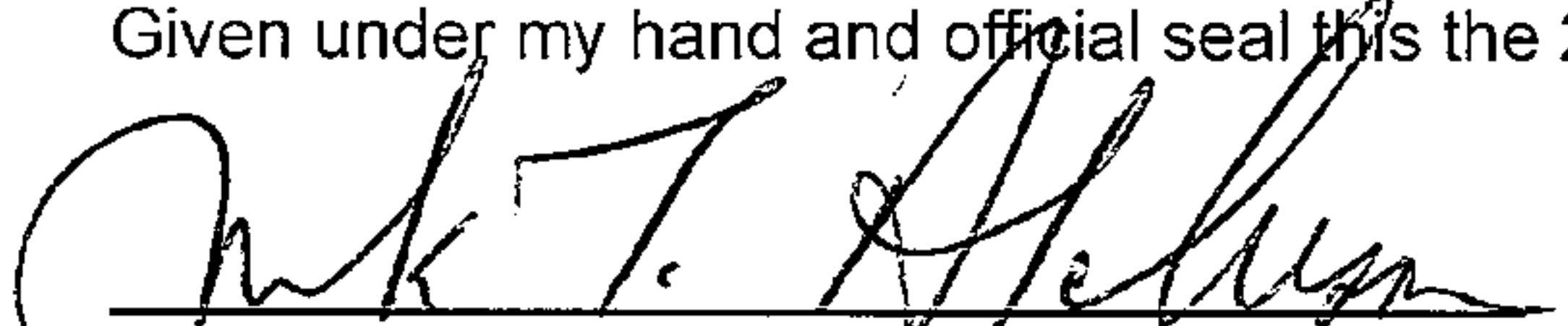

By Starr Largin
Attorney In Fact


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 Starr M. Largin as Attorney In Fact for William D. Largin and Starr M. Largin, 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 28th day of September, 2020.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 01, 2024

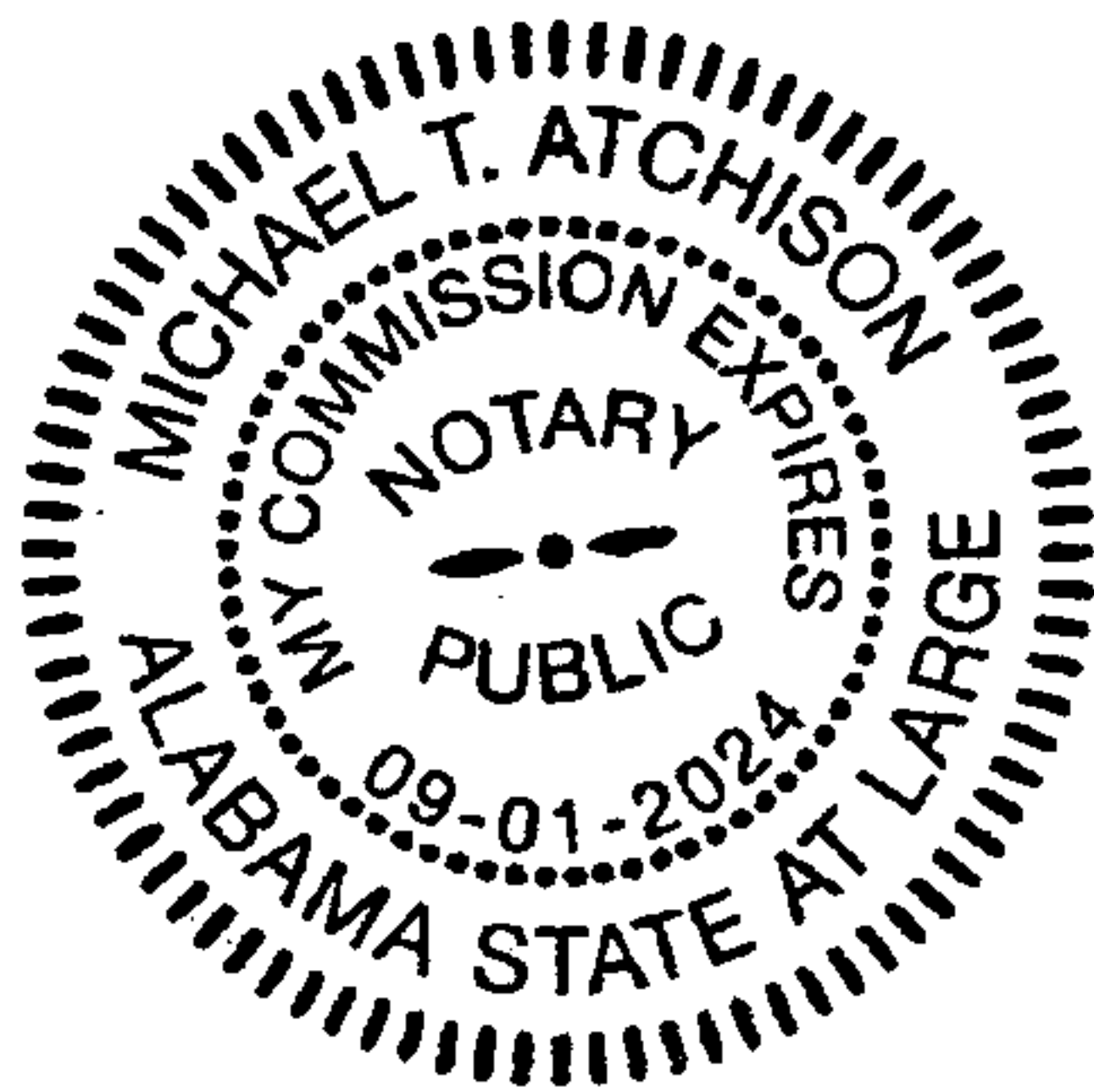


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

Begin at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 20 South, Range 1 East; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for 225.72 feet; thence run 89 degrees 51 minutes 32 seconds left run East for 443.91 feet to a point; thence 88 degrees 15 minutes 36 seconds left, run North 926.87 feet to the Southerly right of way of Shelby County Highway 56; thence 83 degrees 27 minutes 33 seconds left run Westerly along said right of way 374.51 feet; thence 98 degrees 26 minutes 52 seconds left run South 518.44 feet; thence 98 degrees 25 minutes 45 seconds right run West 105.43 feet to the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 27; thence 98 degrees 24 minutes 12 seconds left run South 251.31 feet to the point of beginning.

LESS AND EXCEPT A 20-foot easement for ingress and egress described as follows: Begin at the NW corner of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 20 South, Range 1 East; thence run North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ for 225.72 feet; thence 89 degrees 51 minutes 32 seconds left run 20.0 feet; thence 90 degrees 08 minutes 28 seconds left run 474.12 feet; thence 81 degrees 35 minutes 48 seconds left run 20.23 feet to the West line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 27; thence 98 degrees 24 minutes 12 seconds left run 251.31 feet to the point of beginning.

PARCEL II:

A portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 20 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section; thence North along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ 769.24 feet to the South right of way line of Shelby County Highway No. 56; thence 98 degrees 42 minutes right 20 feet to the point of beginning; thence continue along last described course 85 feet; thence 81 degrees 18 minutes right 518.44 feet; thence 98 degrees 42 minutes right 85 feet; thence 81 degrees 18 minutes right 518.44 feet to the point of beginning.
Situated in Shelby County, Alabama.



Filed and Recorded
 Official Public Records
 Judge of Probate, Shelby County Alabama, County
 Clerk
 Shelby County, AL
 09/29/2020 08:31:00 AM
 \$178.00 JESSICA
 20200929000438400

Allen S. Bezel

Real Estate Sales Validation Form

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

Grantor's Name	William D. Largin Starr M. Largin	Grantee's Name	Donald Reilly Emma Reilly
Mailing Address	<u>2001 Hwy 56</u> <u>Wilsonville, AL 35186</u>	Mailing Address	<u>2010 Hwy 56</u> <u>Wilsonville, AL 35186</u>
Property Address	<u>2010 Highway 56</u> <u>Wilsonville, AL 35186</u>	Date of Sale	<u>September 28, 2020</u>
		Total Purchase Price	<u>\$150,000.00</u>
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" 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 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 September 28, 2020

Print William D. Largin

Unattested

Sign *William D. Largin*
 (Grantor/Grantee/Owner/Agent) circle one

(verified by)