

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JEWEL ANN PRESTIGE
249 Pineywood Rd
Gardendale, Al 35071

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA
SHELBY COUNTY**



KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TEN AND NO/100 (\$10.00) DOLLARS** to the undersigned Grantor, **JAMES RAY PRESTIDGE, AN UNMARRIED MAN** (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto **JEWEL ANN PRESTIDGE, SANDRA PRESTIDGE WEEKS AND JAMES RAY PRESTIDGE, JR.** (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT 'A' MADE A PART HERETO BY REFERENCE

SAID DEED WAS PREPARED WITHOUT THE BENEFIT OF TITLE INSURANCE OR TITLE EXAMINATION, LEGAL DESCRIPTION WAS PROVIDED BY THE GRANTOR.

THIS DEED IS EXECUTED FOR THE PURPOSE OF SATISFYING THE FIFTH PARAGRAPH OF THE FINAL JUDGMENT OF DIVORCE AS GRANTED ON JUNE 30, 2003 IN THE CIRCUIT COURT OF SHELBY COUNTY, ALABAMA, DR 02-270 JEWELL PRESTIDGE V. JAMES R. PRESTIDGE, SR.

SUBJECT TO:

- 1) TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS**
- 2) EASEMENT GRANTED TO ALABAMA POWER COMPANY RECORDED IN BOOK 2001 PAGE 7441 AND BOOK 2003 PAGE 5121**
- 3) RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY RECORDED IN BOOK 47 PAGE 307**
- 4) RIGHT OF WAY GRANTED TO LEEDS TELEPHONE COMPANY RECORDED IN BOOK 85 PAGE 94**
- 5) TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO, INCLUDING RELEASE OF DAMAGES.**

TO HAVE AND TO HOLD to the said GRANTEEES 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 for 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 said Grantee, his, her or 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 stated 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 16 day of August, 2012.

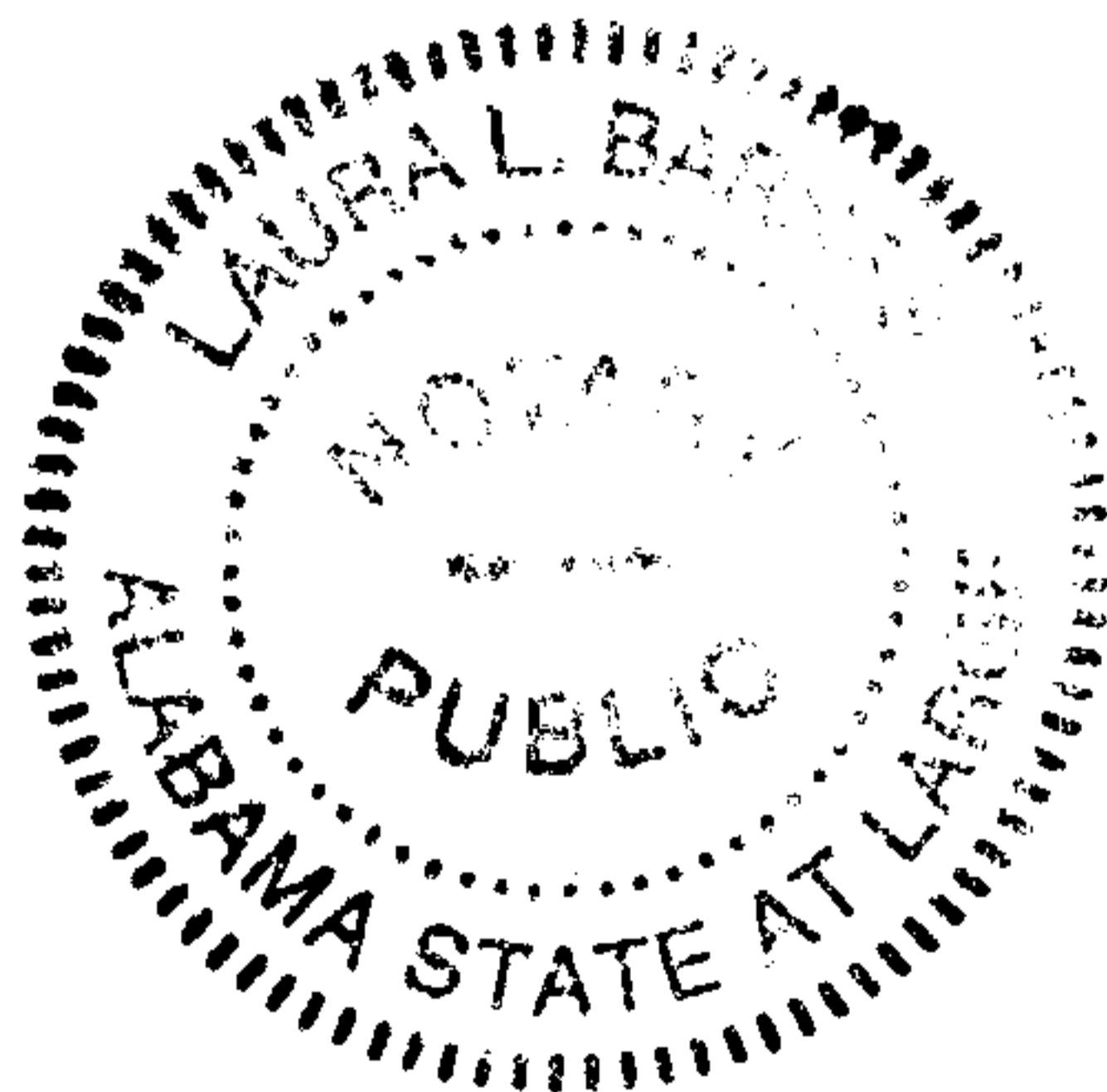
James R. Prestidge, Sr.
JAMES R. PRESTIDGE, SR.

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that JAMES R. PRESTIDGE, SR. whose name(s) 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 conveyance, HE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of August, 2012.

Notary Public



My Commission Expires:

2411e



20120830000328140 2/4 \$44.50
Shelby Cnty Judge of Probate, AL
08/30/2012 01:54:37 PM FILED/CERT

EXHIBIT "A"

A parcel of land located in the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 1 East, being more particularly described as follows:
Commence at the N.E. corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 32, Township 17 South, Range 1 East, thence S. 87° 30' W. along the North line of said $\frac{1}{4}$ Section 153.00 ft., thence S. 22° 00' W. 266.6 ft., thence S. 58° 45' W. 276.00 ft. to the point of beginning of tract herein described, thence continue S. 58° 45' W. 210.00 ft., thence S. 31° 15' E. 333.25 ft. to the Northwesterly right of way, of Old abandoned Central of Ga. Railroad, thence N. 47° 58' E. along said right of way, 180.00 ft., thence N. 61° 29' E. along said right of way 121.66 ft., thence N. 43° 41' E. along said right of way 66.90 ft. to the Southwesterly right of way of Highway #25, thence N. 13° 17' W. along the Southwesterly right of way of said Highway, 81.95 ft., thence S. 58° 45' W. 178.29 ft., thence N. 31° 15' W. 210.00 ft. to the point of beginning. Containing 1.86 acres.

This deed is executed for curative purposes to correct the erroneous description contained in that certain deed recorded in Deed Book 324, Page 442, in the Office of the Judge of Probate of Shelby County, Alabama. The execution of this correct deed does not change or alter the rights of the grantees herein in and to that certain 15 ft. right of way previously conveyed by grantor to grantees in that certain deed recorded in Deed Book 324, Page 442.



20120830000328140 3/4 \$44.50

Shelby Cnty Judge of Probate, AL

08/30/2012 01:54:37 PM 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
Mailing Address

James Prestige
P.O. Box 7310
Leeds AL 35094

Grantee's Name
Mailing Address

Jewell Ann Prestige
249 Pineywood Rd

Property Address

116 Broken Branch Lane
Leeds AL 35094

Date of Sale

8/29/12

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$

23,420

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

20120830000328140 4/4 \$44.50
Shelby Cnty Judge of Probate, AL
08/30/2012 01:54:37 PM FILED/CERT

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 8/29/12

Print

Laura Barnes

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one