

1207084
This Instrument was Prepared by:
Shannon E. Price
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Richard Fair
Catherine B. Fair
258 Landfair Drive
Harpersville, AL 35078

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Dollars and No Cents (\$10.00)**, , to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **The Richard H. & Catherine Fair Family Living Trust, whose mailing address is 258 Landfair Drive, Harpersville, AL 35078** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Richard Fair and Catherine B. Fair, husband and wife, whose mailing address is 258 Landfair Drive, Harpersville, AL 35078** (herein referred to as Grantees), for and during their joint lives as tenants 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, **the address of which is 258 Landfair Drive, Harpersville, AL 35078**; to wit;

FROM THE SE CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, RUN NORTH ALONG THE EAST BOUNDARY OF SAID SECTION FOR A DISTANCE OF 385.61 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF GLAZE FERRY ROAD, WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE SAID EAST BOUNDARY OF SAID SECTION A DISTANCE OF 2303.99 FEET TO AN IRON ROD; THENCE LEFT 83 DEGREES 09 MINUTES A DISTANCE OF 107.03 FEET; THENCE LEFT 71 DEGREES 45 MINUTES A DISTANCE OF 1241.42 FEET; THENCE LEFT 29 DEGREES 15 MINUTES A DISTANCE OF 630.26 FEET; THENCE LEFT 16 DEGREES 22 MINUTES A DISTANCE OF 749.35 FEET TO THE NORTH RIGHT OF WAY LINE OF GLAZE FERRY ROAD; THENCE LEFT 92 DEGREES 26 MINUTES A DISTANCE OF 353.04 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING. SITUATED IN SHELBY COUNTY, ALABAMA.

LESS AND EXCEPT:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 2 EAST, SHELBY COUNTY, ALABAMA; THENCE NORTH 0 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 968.95 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 06 MINUTES 00 SECONDS WEST, A DISTANCE OF 215.88 FEET; THENCE SOUTH 85 DEGREES 31 MINUTES 11 SECONDS WEST A DISTANCE OF 254.39 FEET; THENCE SOUTH 27 DEGREES 28 MINUTES 43 SECONDS EAST, A DISTANCE OF 244.67 FEET; THENCE NORTH 83 DEGREES 20 MINUTES 06 SECONDS EAST, A DISTANCE OF 142.38 FEET TO THE POINT OF BEGINNING.

SITUATED IN SHELBY COUNTY, ALABAMA.

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

1. All taxes for the year 2012 and subsequent years, not yet due and payable.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.
5. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but limited to, oil, gas, sand and gravel in, on, and under subject property. Anything to the contrary notwithstanding this deed does not attempt to set out the manner in which any oil, gas, or mineral rights, or any rights relating thereto are vested, including drilling, right of entry, or other rights, privileges and immunities relating thereto, together with any release of liability or damage to persons or property as a result of the exercise of such rights.
6. Subject to easement as set out in Instrument 20030905000596100.

TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served 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.

R. F. CBF

Shelby County, AL 09/10/2012
State of Alabama
Deed Tax: \$232.00

20120910000342280 1/3 \$250.00
Shelby Cnty Judge of Probate, AL
09/10/2012 02:23:28 PM FILED/CERT

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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 28th day of August, 2012.

Richard H. Fair

The Richard H. & Catherine Fair Family Living Trust, By: Richard H. Fair

Catherine Fair

The Richard H. & Catherine Fair Family Living Trust, By: Catherine Fair

State of Alabama

Jefferson County

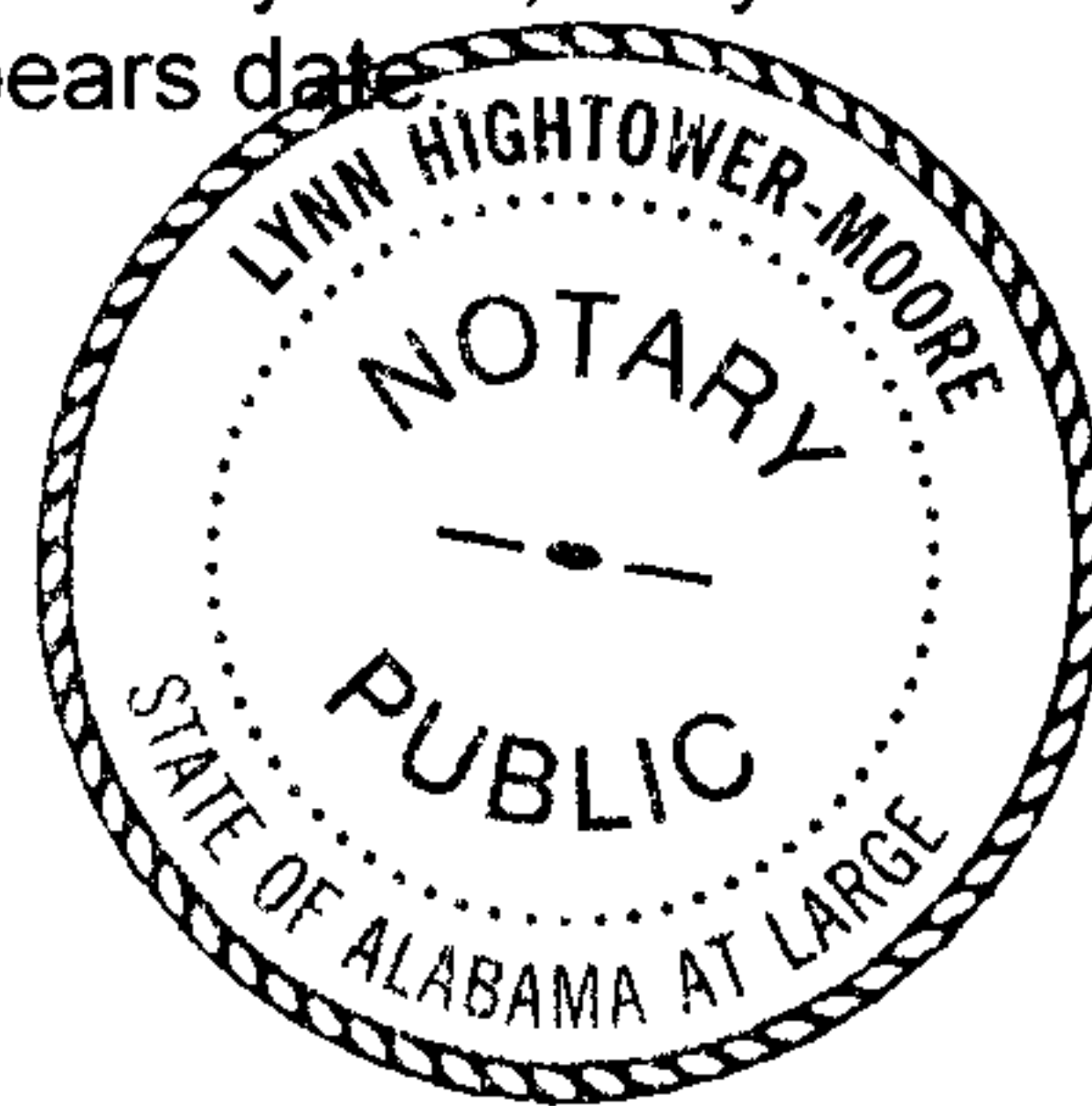
I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Richard H. Fair and Catherine Fair, whose name as Trustees of The Richard H. & Catherine Fair Family Living Trust, Trust, are signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they in their capacity as such Trustees, executed the same voluntarily on the day the same bears date.
Given under my hand this August 28, 2012.

[Signature]
Notary Public

My commission expires: 1-19-14

Printed Name of Notary

My Commission Expires: Lynn Hightower-Moore



20120910000342280 2/3 \$250.00
Shelby Cnty Judge of Probate, AL
09/10/2012 02:23:28 PM FILED/CERT

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Real Estate Sales Validation Form

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

Grantor's Name The Richard H. & Catherine Fair
Family Living Trust

Grantee's Name Richard Fair
Catherine B. Fair

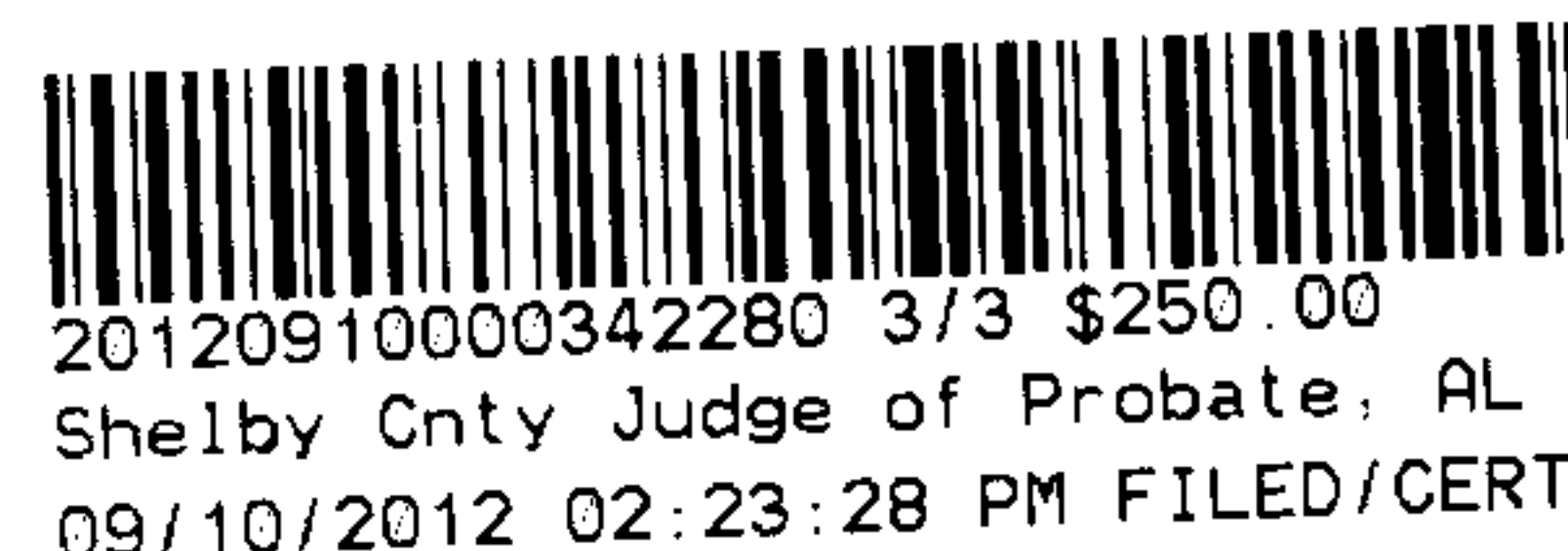
Mailing Address 258 Landfair Drive
Harpersville, Alabama 35078

Mailing Address 258 Landfair Drive
Harpersville, Alabama 35078

Property Address 258 Landfair Drive
Harpersville, Alabama 35078

Date of Sale August 28, 2012
Total Purchase Price \$232,000.00

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 August 28, 2012

_____ Unattested


(verified by)

Print Catherine B. Fair

Sign



(Grantor/Grantee/Owner/Agent) circle one