

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Terry Paul Milam
P.O. Box 84
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 Twenty Eight Thousand dollars and Zero cents (\$28,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Terry Paul Milam, a ~~minor~~ man (subject to the following requirements set forth hereinafter) (herein referred to as grantors) do grant, bargain, sell and convey unto Paul Rettig and Jacqueline Rettig (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2012 and subsequent years, easements, restrictions, rights of way, and permits of record.

THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$0.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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.

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, I have hereunto set my hand and seal, this 6th day of November, 2012.

_____	(Seal)		(Seal)
	Terry Paul Milam		
_____	(Seal)	_____	(Seal)
_____	(Seal)	_____	(Seal)
		_____	(Seal)

STATE OF ALABAMA

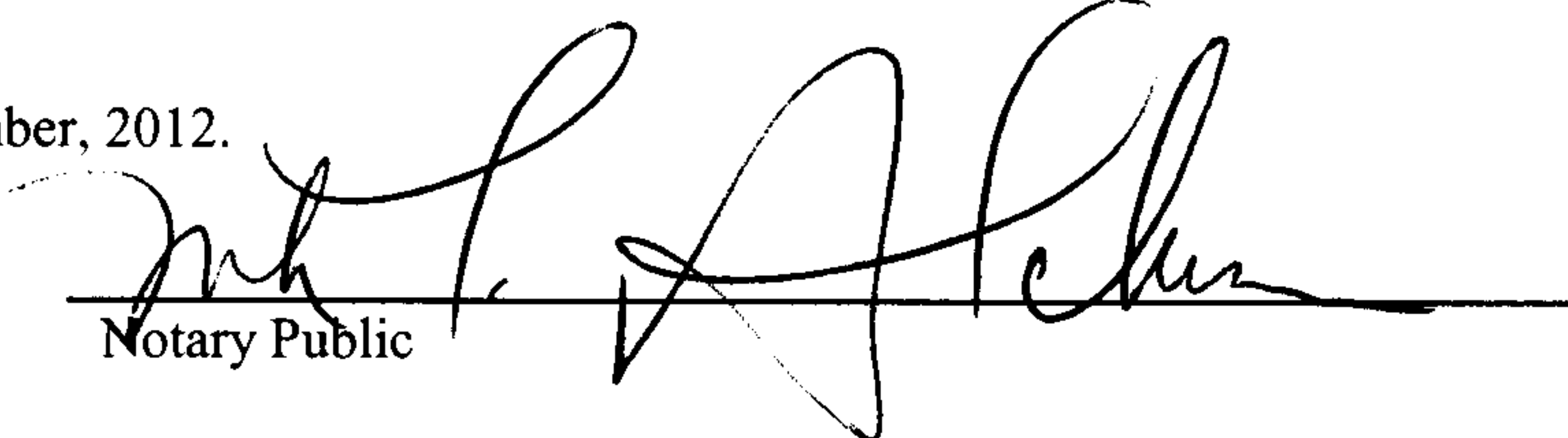
} General Acknowledgment

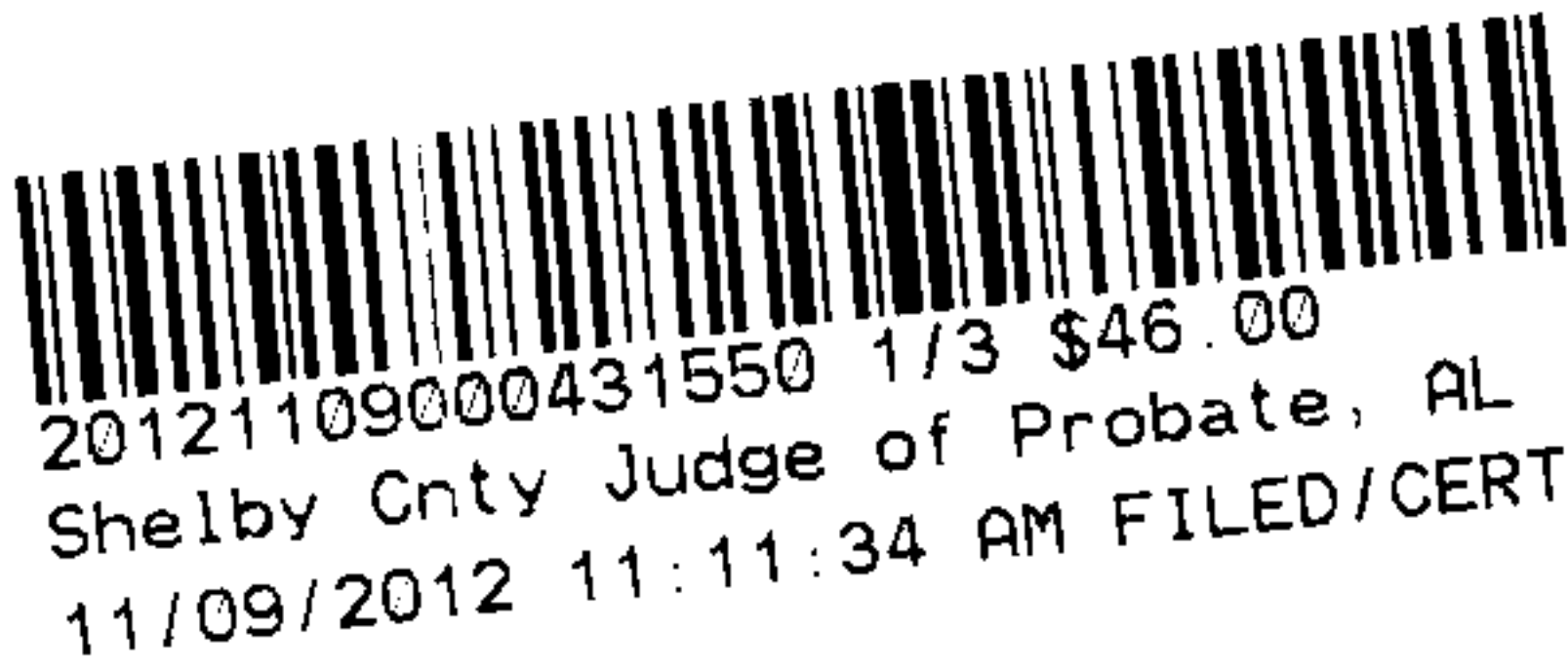
COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Paul Milam (subject to the following requirements set forth hereinafter) whose name 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/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2012.

My Commission Expires: 10-16-12


Notary Public



Shelby County, AL 11/09/2012
State of Alabama
Deed Tax: \$28.00

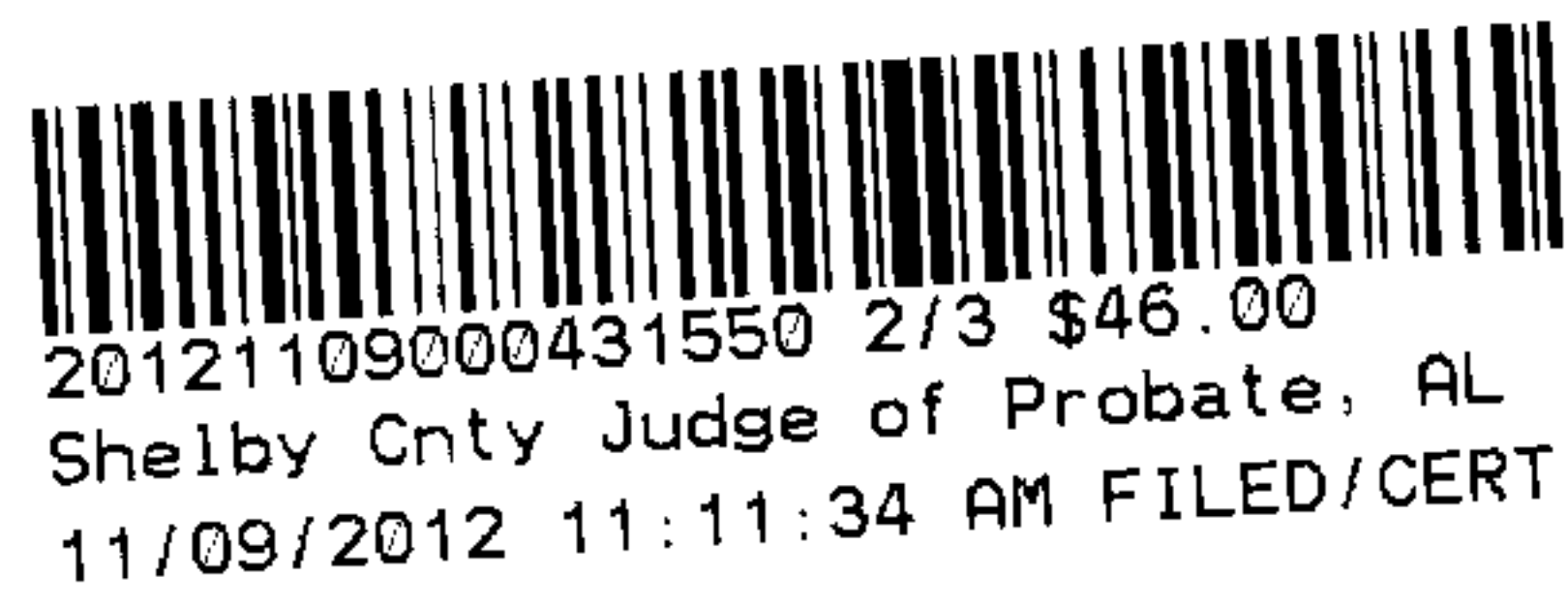
EXHIBIT A

A parcel of land in the West Half of the Southeast Quarter of Section 22, Township 19 South, Range 2 East, being a part of the same land described in a deed to J.D. Milam, Jr., recorded in Deed Book 94, at Page 362, of the real property records of Shelby County, Alabama. Said parcel of land being more particularly described as follows: Commencing at a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”, at the Northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 00 degrees 02 minutes 59 seconds along the East line of said sixteenth Section, a distance of 579.09 feet to a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”, on the South right of way of the Seaboard Coast Line Railroad right of way; thence South 61 degrees 47 minutes 13 seconds West along said right of way, a distance of 783.16 feet to a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”, on the point of beginning; thence South 61 degrees 47 minutes 13 seconds West along said right of way a distance of 720.86 feet to a ½-inch rebar set , with a cap stamped “S. Wheeler CA 0502”, on the West line of the Southeast Quarter of Section 22; thence South 00 degrees 08 minutes 14 seconds East along the West line of the Southeast Quarter, a distance of 1377.77 feet to a ½-inch rebar found with a cap stamped “Gary Ray” on the South Quarter corner of Section 22; thence North 89 degrees 31 minutes 16 seconds East along the South line of Section 22, a distance of 665.48 feet to a ¾-inch pipe found; thence North 01 degrees 07 minutes 19 seconds a distance of 1713.32 feet to the point of beginning.

Together with an easement across a parcel of land in the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 22, Township 19 South, Range 2 East, being a part of the same land described in a deed to J.D. Milam, Jr., recorded in Deed Book 94, at Page 362, of the real property records of Shelby County, Alabama, said easement lying 15 feet on each side of the following described centerline:

Commencing at a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”, at the Northeast corner of the Northwest corner of the Northwest Quarter of the Southeast Quarter of said Section 22; thence South 89 degrees 31 minutes 15 seconds West along the North line of said sixteenth Section, a distance of 638.26 feet to a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”; thence North 02 degrees 23 minutes 15 seconds East a distance of 51.60 feet to a point; thence North 87 degrees 57 minutes 07 seconds East, a distance of 20.27 feet to a point on the East right of way of Milam Road, a public road, and the point of beginning; thence North 87 degrees 57 minutes 07 secodns East, a distance of 140.73 feet to a point; thence South 08 degrees 34 minutes 57 seconds East, a distance of 58.85 feet to a point; thence South 08 degrees 22 minutes 28 seconds West, a distance of 344.30 feet to a point; thence North 83 degrees 47 minutes 51 seconds West, a distance of 146.04 feet to a point; thence South 07 degrees 56 minutes 24 seconds West, a distance of 264.05 feet, to a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”; thence South 19 degrees 33 minutes 41 seconds East, a distance of 124.73 feet to a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”; thence South 18 degrees 31 minutes 10 seconds West, a distance of 162.14 feet to a ½-inch rebar set, with a cap stamped “S. Wheeler CA 0502”, on the North line of the Seaboard Coast Line Railroad right of way; thence South 17 degrees 19 minutes 56 seconds East a distance of 50.92 feet to a point; thence South 01 degrees 07 minutes 19 seconds East, a distance of 56.16 feet to the terminal point of said easement on the South right of way of said railroad.

According to survey of Sid Wheeler, RLS #16565, dated March 17, 2000.



Real Estate Sales Validation Form

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

Grantor's Name Terry P. Milam
Mailing Address 5930 Rm from Rd
Talladega AL
35160

Grantee's Name Paul Rettig
Mailing Address P.O. Box 142
Altoona AL
35078

Property Address Vacant
Lot

Date of Sale 11-6-12
Total Purchase Price \$ 28,000.00
Or
Actual Value \$ _____
Or
Assessors 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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____
Unattested _____
(verified by)

Print Paul Rettig
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one