

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

Send Tax Notice To: Jamie D. Barnes
1050 Hwy 311
Shelby, AL 35143

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Eighty Nine Thousand dollars and Zero cents (\$189,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Shane Merrell and Robin Merrell, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Jamie D. Barnes and Randall E. Barnes (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 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

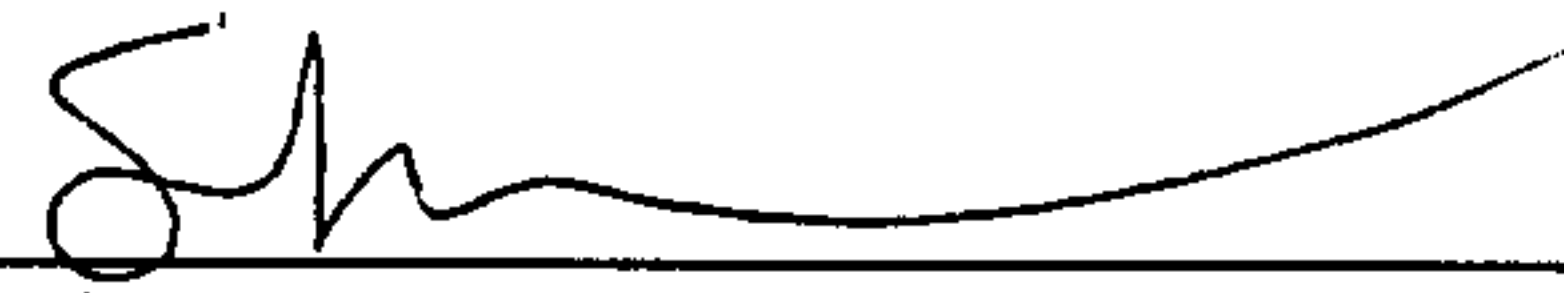
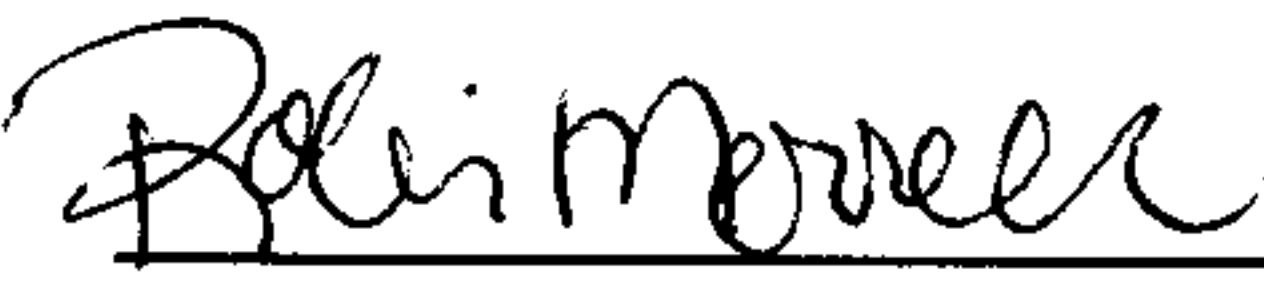
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$183,330.00of 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, we have hereunto set our hands and seals, this 2nd day of November, 2012.

_____	(Seal)		_____	(Seal)
		Shane Merrell		
_____	(Seal)		_____	(Seal)
		Robin Merrell		
_____	(Seal)	_____	_____	(Seal)
				(Seal)

STATE OF ALABAMA

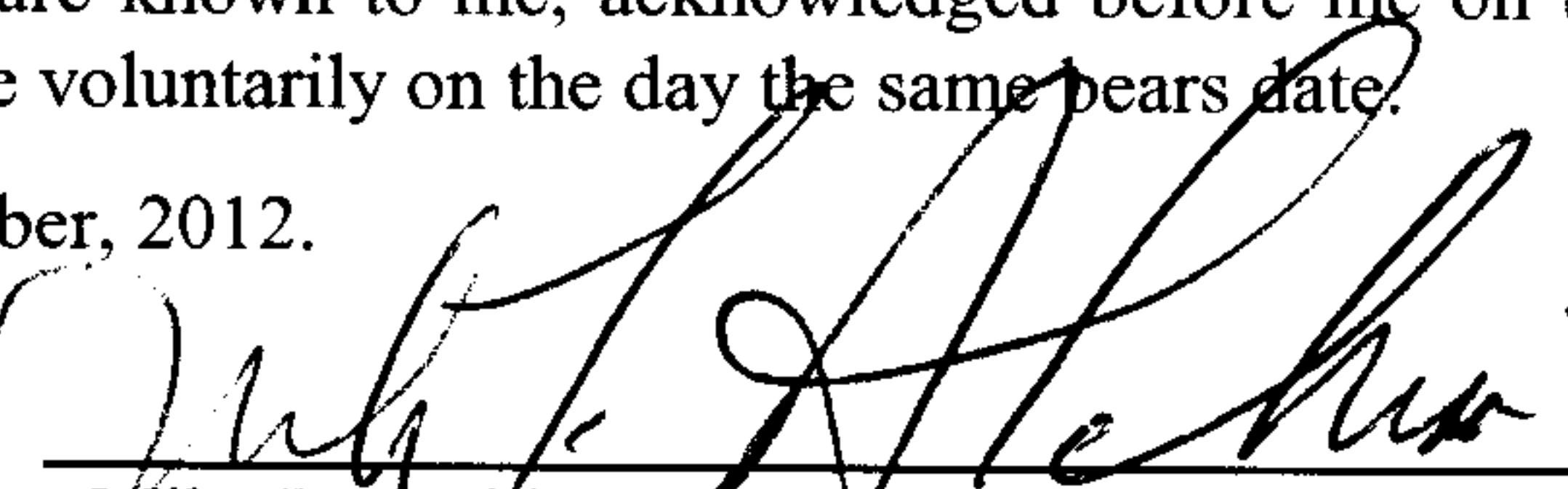
} General Acknowledgment

SHELBY COUNTY

I, Mike T. Atchison, a Notary Public in and for said County, in said State, hereby certify that Shane Merrell and Robin Merrell whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of November, 2012.

My commission expires: 10/04./2016


Mike T. Atchison, Notary Public


20121109000431610 1/3 \$207.00
Shelby Cnty Judge of Probate, AL
11/09/2012 11:11:40 AM FILED/CERT

Shelby County, AL 11/09/2012
State of Alabama
Deed Tax:\$189.00

EXHIBIT A

PARCEL "A"

Commence at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 16, Township 24 North, Range 15 East, being the point of beginning of the parcel of land herein described; thence run in a northerly direction along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 212.79 feet to a point; thence turn 91 degrees 40 minutes 22 $\frac{1}{2}$ seconds to the right and run 348.00 feet to a point; thence turn 88 degrees 19 minutes 37 $\frac{1}{2}$ seconds to the right and run 212.79 feet to the point of intersection with the South boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn 91 degrees 40 minutes 22 $\frac{1}{2}$ seconds to the right and run 348.00 feet to the point of beginning. Said parcel is lying in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 24 North, Range 15 East.

PARCEL "B"

Commence at the SW corner of the SE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 16, Township 24 North, Range 15 East; thence run in a northerly direction along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 212.79 feet to the point of beginning of the parcel of land herein described; thence continue along the same line for a distance of 121.96 feet to a point; thence turn 41 degrees 14 minutes 15 seconds to the right and run 360.07 feet to a point; thence turn 87 degrees 30 minutes to the right and run 141.66 feet to a point; thence turn 51 degrees 15 minutes 45 seconds to the right and run 314.24 feet to a point; thence turn 91 degrees 40 minutes 22 $\frac{1}{2}$ seconds to the right and run 348.00 feet to the point of beginning. Said parcel is lying in the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 24 North, Range 15 East.

Situated in Shelby County, Alabama.



20121109000431610 2/3 \$207.00
Shelby Cnty Judge of Probate, AL
11/09/2012 11:11:40 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 Shane Merrell
Mailing Address 1050 Hwy 311
Shelby AL 35143

Grantee's Name Jamie Barnes
Mailing Address 1050 Hwy 311
Shelby AL 35143

Property Address 1050 Hwy 311
Shelby AL 35143

Date of Sale 11-2-12
Total Purchase Price \$ 189,000.00
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 Shane Merrell
Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

