

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

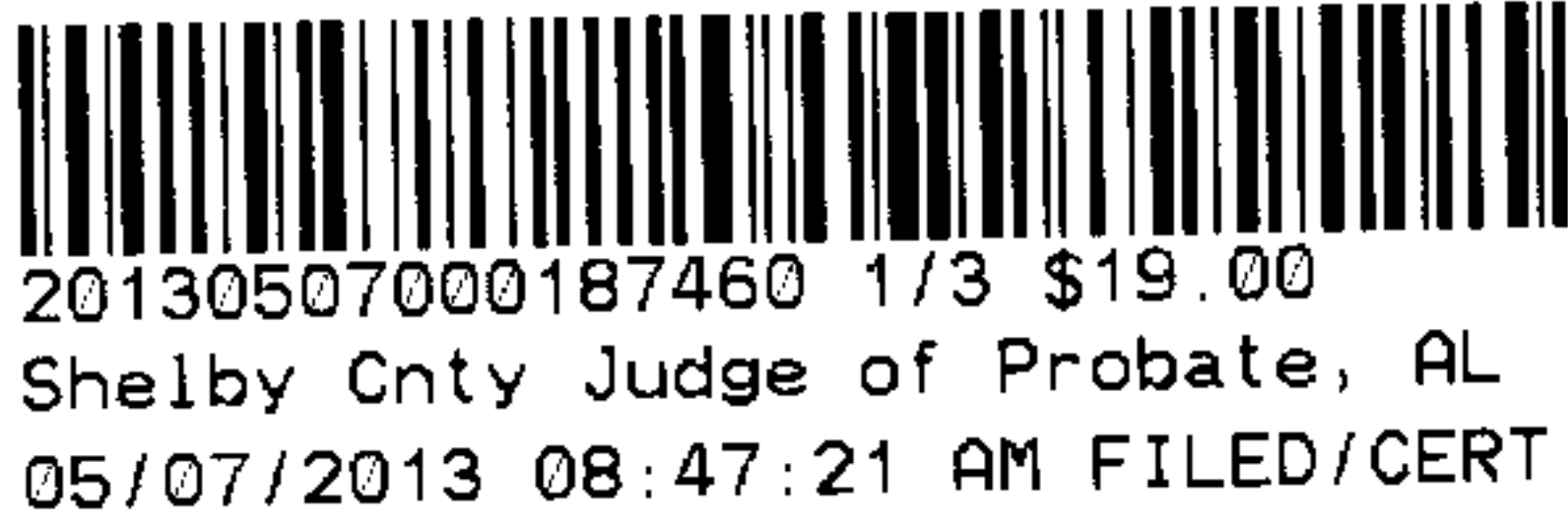
Send Tax Notice To: Alvin W. Posey  
95 Hwy 71  
Shelby, AL 35143

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 Twenty Thousand dollars and Zero cents (\$120,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Patsy Copeland, Personal Representative of The Estate of Blonnie E. Johnston, deceased, PR-2011-000673, in the Probate Office of Shelby County, Alabama. (herein referred to as grantors) do grant, bargain, sell and convey unto Alvin W. Posey and Deborah S. Gentry (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.

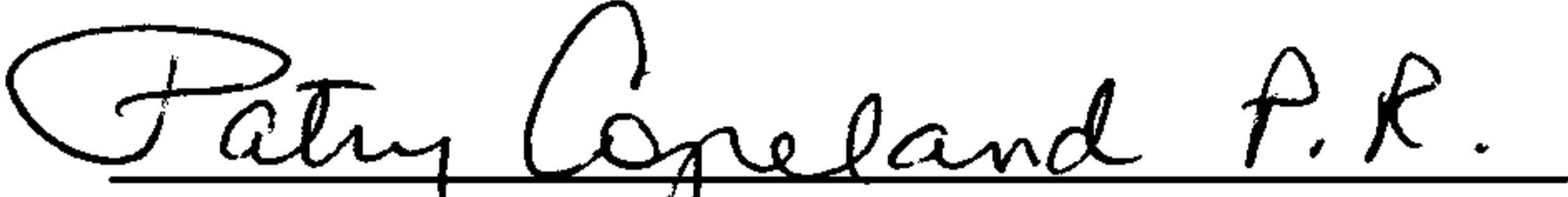
Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

\$122,448.00of 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, I have hereunto set my hand and seal, this 3rd day of May, 2013.

_____ (Seal)		_____ (Seal)
	Patsy Copeland, as Personal Representative of The Estate of Blonnie E. Johnston, deceased, PR- 2011-000673	
_____ (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 Patsy Copeland as Personal Representative of The Estate of Blonnie E. Johnston, deceased, PR-2011-000673, in the Probate Office of Shelby County, Alabama. 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 3<sup>rd</sup> day of May, 2013.

My Commission Expires: 10-4-16

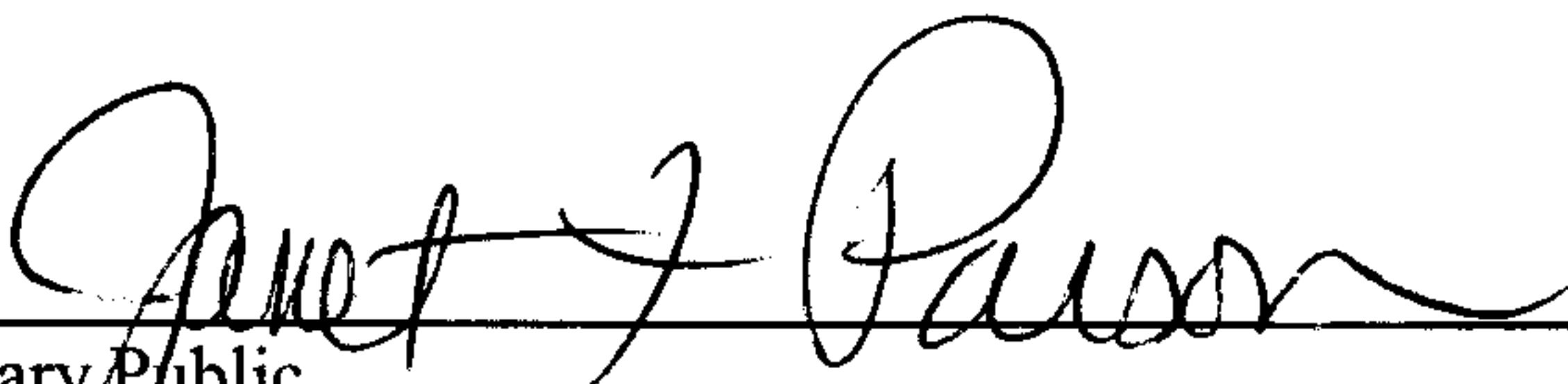
  
\_\_\_\_\_  
Notary Public



EXHIBIT A

PARCEL I:

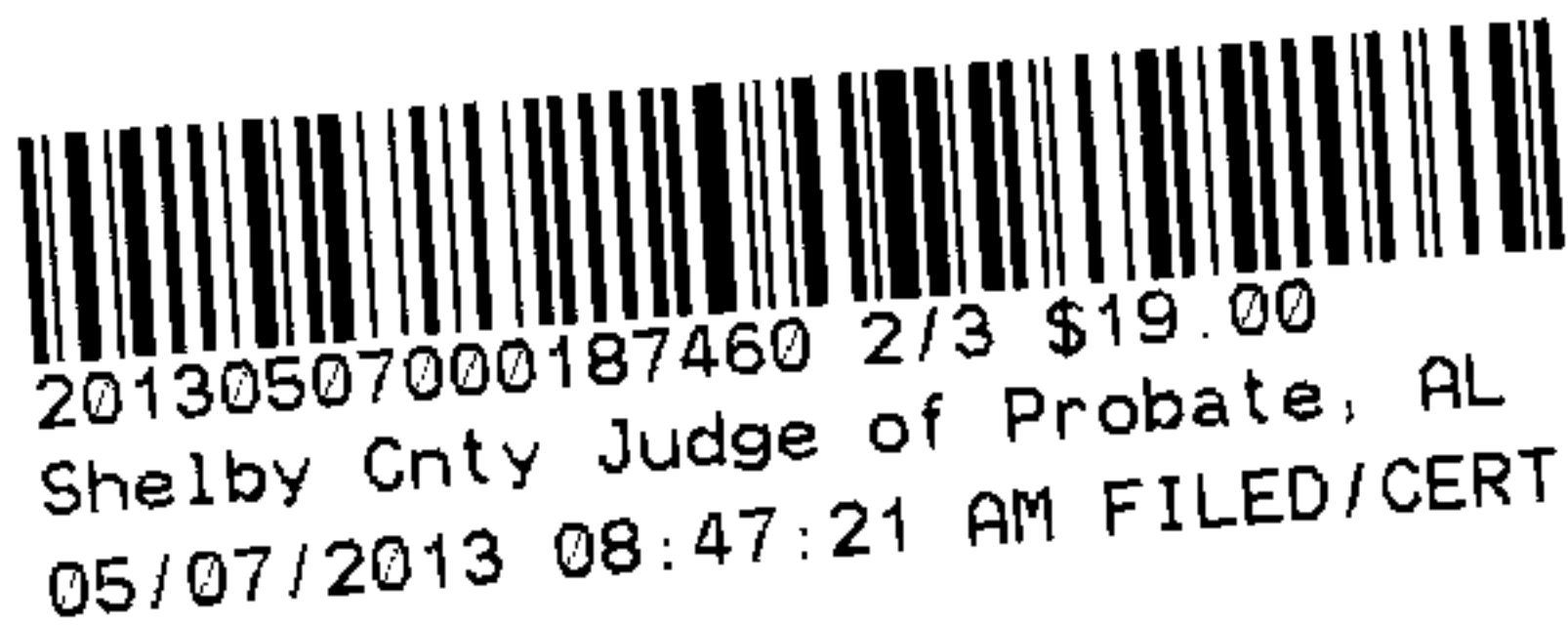
A tract of land situated in the NE ¼ of SW ¼, Section 15, Township 24 North, Range 15 East, Shelby County, Alabama, more particularly described as follows: The point of beginning is the SE corner of said NE ¼ of the SW ¼, Section 15, Township 24 North, Range 15 East; commence at said point of beginning and run Northwardly along the Easterly boundary of said NE ¼ of SW ¼ for a distance of 350 feet; thence with an interior angle of 68 degrees 22 minutes to the left run Southwestwardly for a distance of 253 feet, more or less, to a point on the Easterly boundary of the right of way of County Road 71 (formerly known as Adams Ferry Road), this line being bounded on the North by the A.E. Etrass property as recorded in Deed Book 182, Page 143, in the Shelby County Probate Judge’s Office; thence run Southeastwardly along said Easterly boundary of the right of way of County Road No. 71 for a distance of 319 feet, more or less, to the Southerly boundary of the NE ¼ of the SW ¼; thence run Eastwardly for a distance of 38 feet, more or less, along the Southerly boundary of said NE ¼ of SW ¼ to the point of beginning.

PARCEL II:

Commence at the Southeast corner of the NE ¼ of the SW ¼, Section 15, Township 24 North, Range 15 East; thence run North along the East line of said ¼ - ¼ Section a distance of 350.00 feet to the point of beginning; thence continue in the same direction a distance of 149.89 feet; thence turn an angle of 111 degrees 31 minutes to the left and run a distance of 347.33 feet to a point on the Northeast right of way line of Shelby County Highway No. 71; thence turn an angle of 104 degrees 21 minutes to the left and run along said highway right of way a distance of 144.60 feet; thence turn an angle of 75 degrees 49 minutes to the left and run a distance of 256.50 feet to the point of beginning. Situated in the NE ¼ of the SW ¼ of Section 15, Township 24 North, Range 15 East, St. Stephens Meridian, Shelby County, Alabama.

PARCEL III:

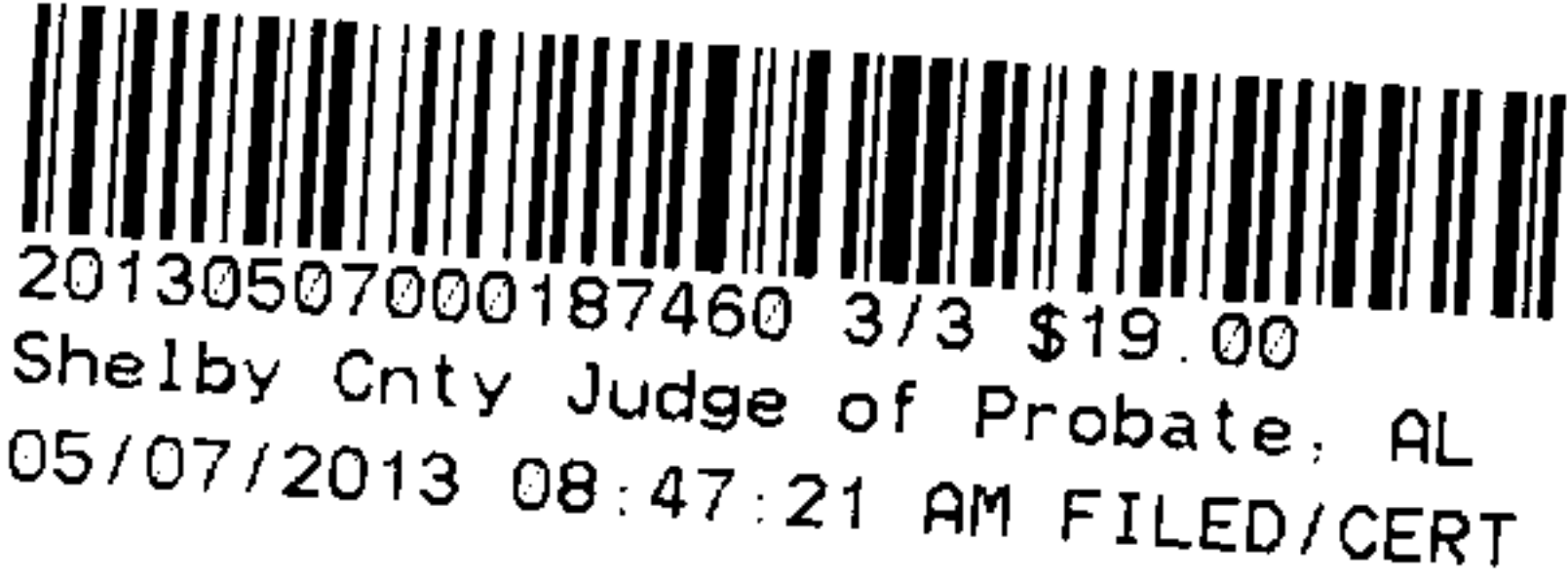
Commence at the Southeast corner of the Northeast Quarter of Southwest Quarter of Section 15, Township 24 North, Range 15 East; thence run North along said East line of said Quarter-Quarter Section a distance of 499.89 feet to the point of beginning of the parcel of land herein conveyed; thence continue in the same direction, along said East line of said Quarter-Quarter Section a distance of 168 feet; thence turn an angle to the left of 120 degrees and run in a Southwesterly direction to a point on the East right of way of Shelby County Highway No. 47, which point is 65 feet (measured along said right of way) Northwesterly of the Northwest corner of lot described in Deed Book 314, Page 721; thence run Southeasterly along said East right of way of Highway No. 47, a distance of 65 feet to the Northwest corner of property described in Deed Book 314, page 721; thence run Northeasterly along the Northerly boundary of said property as described in Deed Book 314, Page 721, a distance of 347.33 feet to the point of beginning. Situated in the Northeast Quarter of Southwest Quarter of Section 15, Township 24 North, Range 15 East, Shelby County, Alabama.



Real Estate Sales Validation Form

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

Grantor's Name	<u>Estate of Bonnie Johnson</u>	Grantee's Name	<u>Alvin W Posey</u>
Mailing Address	<u>556 Hwy 47</u> <u>Columbia, AL</u> <u>35051</u>	Mailing Address	<u>95 Hwy 71</u> <u>Shelby AL</u> <u>35143</u>
Property Address	<u>95 Hwy 71</u> <u>Shelby, AL</u> <u>35143</u>	Date of Sale	<u>5/3/13</u>
		Total Purchase Price \$	<u>120,000.00</u>
		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)

<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 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	<u>5/3/13</u>	Print	<u>Alvin W Posey</u>
<input type="checkbox"/> Unattested		Sign	<u>Alvin W Posey</u>
(verified by)		(Grantor/Grantee/Owner/Agent) circle one	