

THIS INSTRUMENT PREPARED BY:

GEORGE A. PARKER ATTORNEY

PO BX 170283 BHAM, AL 35217

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON COUNTY

Know All Men By These Presents,

That in consideration of TEN and no/100 ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we,

HENRY W. HANDLEY, a widower

(herein referred to as grantors) do grant, bargain, sell and convey unto

MICHAEL P. HANDLEY and wife, JULY HANDLEY

(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:

A tract of land situated in the NW 1/4 of the NE 1/4 of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows:

Begin at the NW corner of the NW 1/4 of the NE 1/4 of Section 5, Township 18 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said 1/4-1/4 Section a distance of 100.00 feet to a point; thence turn an interior angle of 97° 15' 55" and run to the right in a Southerly direction a distance of 765.56 feet to a point; thence turn an interior angle of 108° 17' 15" and run to the right in a Southwesterly direction a distance of 210.00 feet to a point on the West line of the NW 1/4 of the NE 1/4 of Section 5; thence turn an interior angle of 64° 56' 50" and run to the right in a Northerly direction along the Westerly line of said 1/4-1/4 Section a distance of 850.00 feet to the point of beginning; containing 2.73 acres, more or less.

GRANTOR, HENRY W. HANDLEY, is the sole owner of aforementioned property as his wife, PAULINE G. HANDLEY died eleven years ago.

GRANTOR, HENRY W. HANDLEY, reserves a life estate in above said property.

Shelby County, AL 05/14/2013
State of Alabama
Deed Tax: \$32.00

20130514000198510 1/2 \$47.00
Shelby Cnty Judge of Probate, AL
05/14/2013 10:17:01 AM FILED/CERT

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 of 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 the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances;

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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 11th day of MAY, 2013

WITNESS:

X *H.W. Handley*

State of ALABAMA

JEFFERSON COUNTY

I, THE UNDERSIGNED, HENRY W. HANDLEY
hereby certify that whose name is *15* signed to the foregoing conveyance, and who
me on this day, that, being informed of the contents of the conveyance
on the day the same bears date.

Given under my hand and official seal this

11th day of MAY

A. D., 2013.

D. George A. Parker

MY COMMISSION EXPIRES

11-10-2015

Notary Public

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

Henry Handley
99 Handley Dr
Leeds, AL 35094

Grantee's Name
Mailing Address

Michael Handley
78 Handley Dr.
Leeds, AL 35094

Property Address

1000 99 Handley Dr
Leeds, AL 35094

Date of Sale 5/11/13
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 47,610

2/3 31,740.00

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 TAX OFFICE


20130514000198510 2/2 \$47.00
Shelby Cnty Judge of Probate, AL
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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 5/14/13

Print Michael Handley

Unattested

R Muller
(verified by)

Sign Michael Handley

(Grantor/Grantee/Owner/Agent) circle one