

This Instrument was prepared by:
David E. Oglesby, Esq.
Bouloukos, Oglesby & Mitchell
2017 Second Ave N 1st Flr
Birmingham, AL 35203
(205) 322-1641

Mail tax notice to:
Robert B. Myrick, Jr.
and Barbara Myrick
2454 Gawain Dr
Birmingham, AL 35226

JOINT DEED, RESERVING A LIFE ESTATE

STATE OF ALABAMA *
 *
JEFFERSON COUNTY *


20130523000211910 1/3 \$138.00
Shelby Cnty Judge of Probate, AL
05/23/2013 11:36:22 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS that in consideration of ten dollars (\$10.00), Love and Affection and other good and valuable consideration to the undersigned grantors, **ROBERT B. MYRICK, JR.**, a married man, and **BARBARA MYRICK**, a married woman, in hand paid by **TIMOTHY PESNELL**, the receipt whereof is acknowledged We the said, **ROBERT B. MYRICK, JR.**, and **BARBARA MYRICK** do hereby grant, bargain, sell and convey unto the said **TIMOTHY PESNELL** (reserving unto the grantors, **ROBERT B. MYRICK, JR.**, and **BARBARA MYRICK**, a life estate) in the following described real estate; situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot No. 15, according to the Map and survey of Murphy’s Fish Camp located in the E1/2 of the SE1/4 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama, said Map being recorded in Map Book 3, Page 72 in said Probate Office.

Parcel II:

A parcel of land in the E1/2 of the SE1/4 of Section 2, Township 24 North, Range 15 East, Shelby County, Alabama being more particularly described as follows:

All that part of Lot No. 16 of Murphy’s Fish Camp Subdivision as recorded in map Book No. 3, Page 72 in the Office of Judge of Probate, Shelby County, Alabama, which lies above that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955. Situated in Shelby County, Alabama.

Shelby County, AL 05/23/2013
State of Alabama
Deed Tax: \$119.00

SUBJECT TO THE FOLLOWING:

1. Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 251 and Deed Book 143, Page 451 in Probate Office of Shelby County, Alabama.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 148, Page 550 in Probate Office. (As to Parcel I)
3. Transmission line permit to Alabama Power Company as recorded in Deed Book 148, Page 552 in Probate Office. (As to Parcel II)
4. Rights acquired by Alabama Power Company by that certain deed recorded in Deed Book 237, Page 744 in Probate Office. (As to Parcel I)
5. Title to minerals underling caption lands with mining rights and privileges belonging thereto, as reserved in deed from Alabama Power Company recorded in Real Record 293, Page 916 in Probate Office. (As to Parcel II)

Tract 'B'

Beginning at the northeast corner of lot 13 of Murphy's Fishing Camp Subdivision as recorded in map book 3, page 72, in the Office of the Judge of Probate of Shelby County, Alabama and run thence westerly along the north line of said lot 13 a distance of 65.43' to a point, Thence turn a deflection angle of 165°01'34" to the left and run southeasterly a distance of 67.73' to a point on the westerly line of the L & M Trace, Thence turn a deflection angle of 104°58'26" to the left and run northerly along the said west line of said L & M Trace a distance of 17.50' to the point of beginning, containing 572.5 square feet.

Subject to easements, restrictions and reservations of record.

No examination of title has been made by the preparer of this deed, nor was one requested.

NO NEW SURVEY WAS PERFORMED AS NONE WAS REQUESTED AND THE PREPARER OF THIS DEED RENDERED NO OPINION.

TO HAVE AND TO HOLD unto the said **TIMOTHY PESNELL**, his heirs and assigns forever, subject to the reservation of the life estate of, **ROBERT B. MYRICK, JR.**, and **BARBARA MYRICK**, grantors.

IN WITNESS WHEREOF, I have hereunto set my hands and seals, this 22 day of May, 2013.

Robert B. Myrick, Jr.
ROBERT B. MYRICK, JR., Grantor

Barbara Myrick
BARBARA MYRICK, Grantor

STATE OF ALABAMA

*

GENERAL ACKNOWLEDGMENT

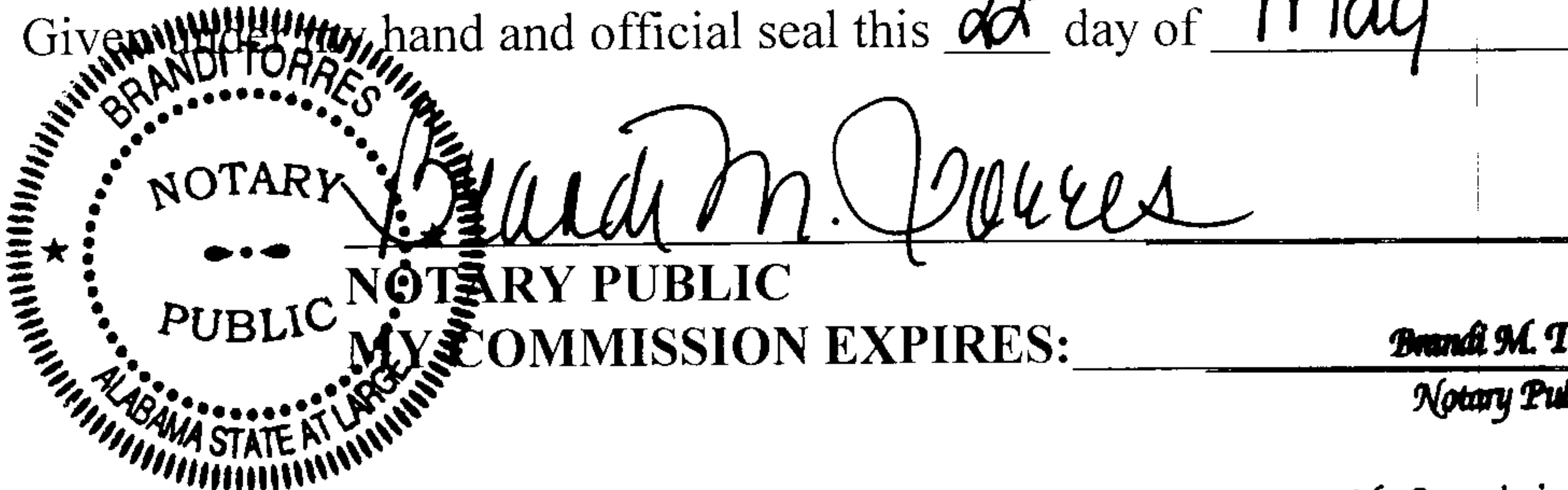
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JEFFERSON COUNTY

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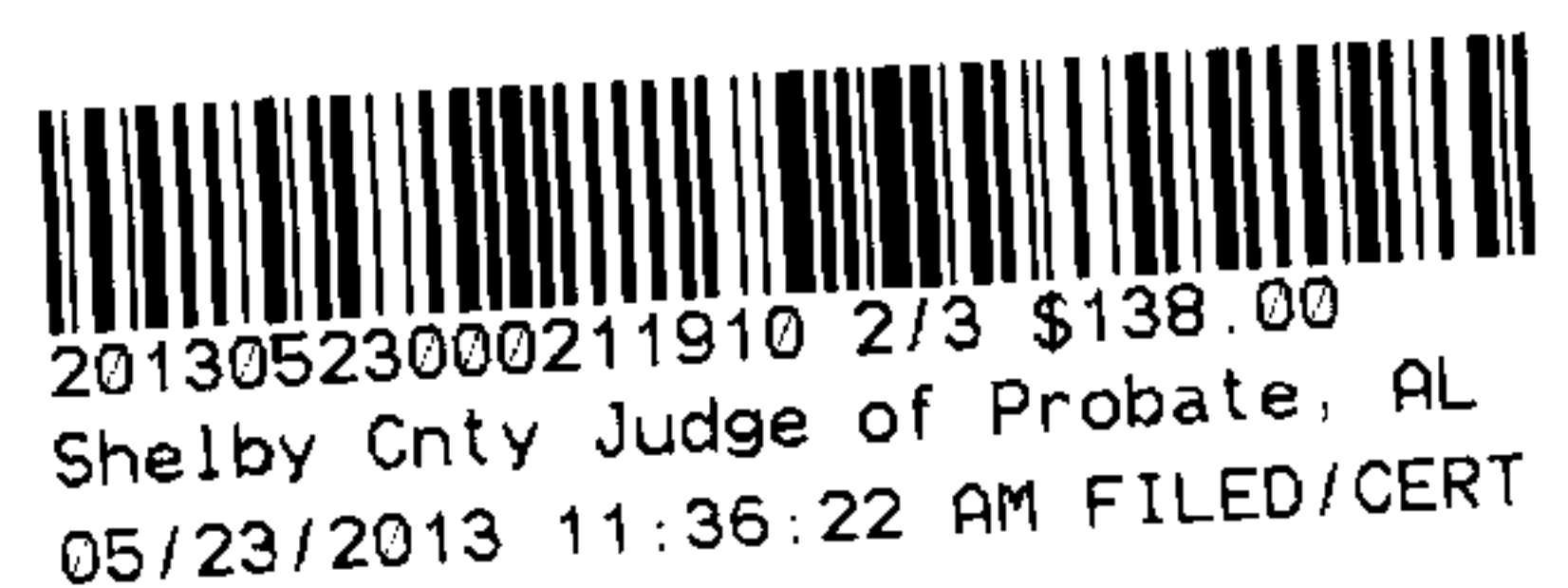
I, Brandi M. Torres, a Notary Public in and for said County, in said State, hereby certify that **ROBERT B. MYRICK, JR., and BARBARA MYRICK**, whose names are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given my hand and official seal this 22nd day of May, 2013.



Brandi M. Torres
Notary Public

My Commission Expires
August 19, 2016



Real Estate Sales Validation Form

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

Grantor's Name Robert B. MYRICK J.
Mailing Address 231 L. M. TRACE
Shelby, AL 35143

Grantee's Name Timothy PESAKI
Mailing Address 21 Cove Dr.
Wilsonville, AL

Property Address Same

Date of Sale _____
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 178,030

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

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 5/23/13

Print Robert B. MYRICK J.

Unattested

(verified by)

Sign

Robert B. Myrick J.
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

