


SEND TAX NOTICE TO:

Mr. and Mrs. Walter E. Yarbrough
108 Hunset Mill Lane
Pelham, Alabama 35124

THIS INSTRUMENT WAS PREPARED BY:
Wallace, Ellis, Fowler, Head & Justice
P.O. Box 587
Columbiana, Alabama 35051


20130627000262540 1/7 \$225.00
Shelby Cnty Judge of Probate, AL
06/27/2013 09:28:45 AM FILED/CERT

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,


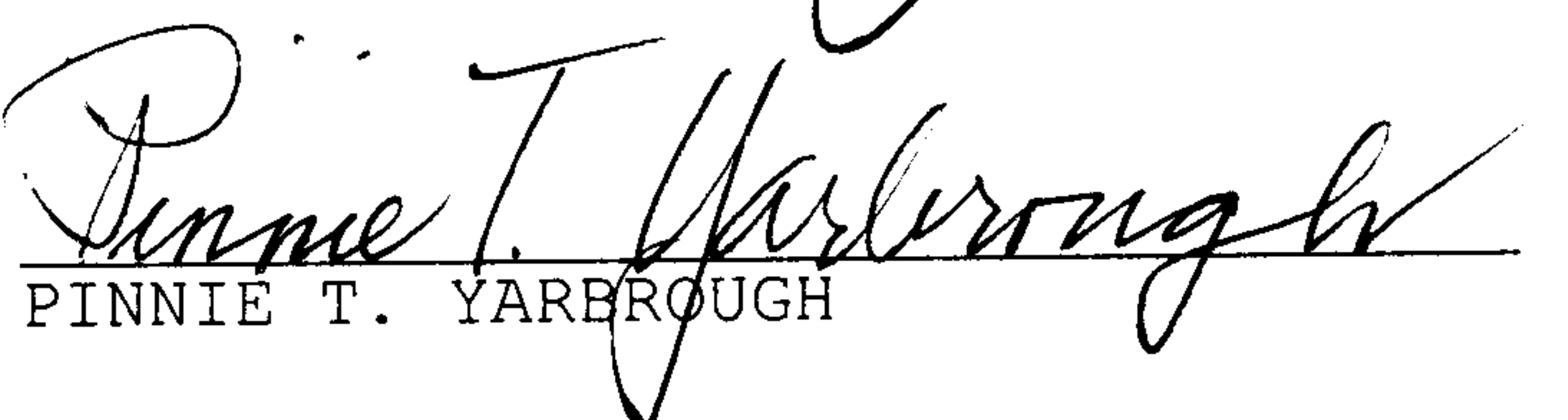
That in consideration of One and 00/100 Dollar (\$1.00) and other good and valuable considerations to the undersigned Grantors, in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, **WALTER E. YARBROUGH and wife, PINNIE T. YARBROUGH** (herein referred to as Grantors), do grant, bargain, sell and convey unto **WALTER E. YARBROUGH and wife, PINNIE T. YARBROUGH** (herein referred to as Grantees), as joint tenants, with right of survivorship, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby County, Alabama, to-wit:

Property being described on Exhibits "A-1", "A-2", and "A-3", including the easements described on Exhibit "A-4", attached hereto and made a part and parcel hereof and incorporated by reference as fully as if set out herein, which said Exhibits are signed for the purpose of identification.

TO HAVE AND TO HOLD to the said Grantees 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 for such survivor forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the 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 27th day of June, 2013.


WALTER E. YARBROUGH

PINNIE T. YARBROUGH

Shelby County, AL 06/27/2013
State of Alabama
Deed Tax: \$195.00

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that WALTER E. YARBROUGH and wife, PINNIE T. YARBROUGH, 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 27th day of June, 2013.

Kimi M. Foster
Notary Public

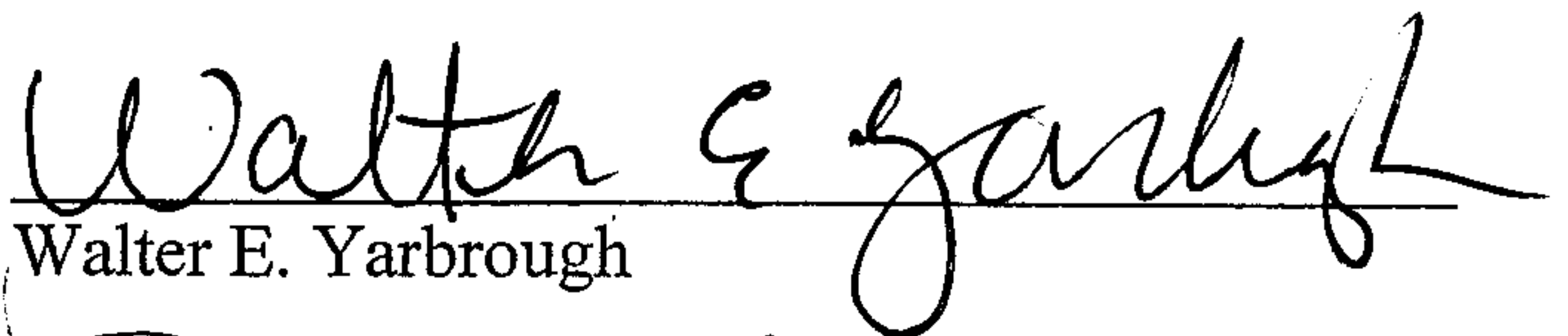
My Commission Expires: 12-28-14

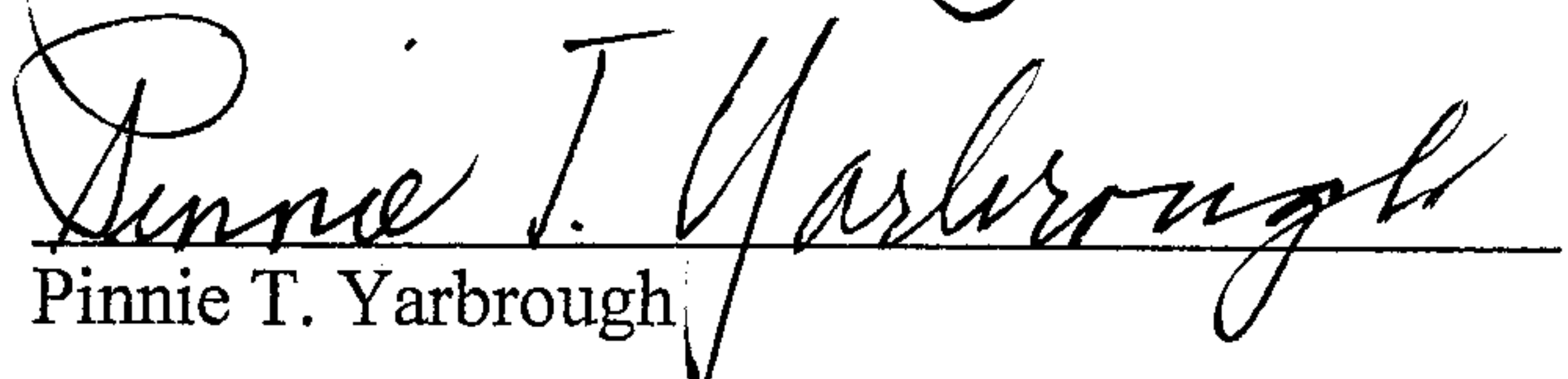
EXHIBIT "A-1"

BEGIN at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9, said point being the POINT OF BEGINNING; thence N89°05'39"E, a distance of 1201.95'; thence N01°23'01"W, a distance of 105.00'; thence N89°05'39"E, a distance of 105.00'; thence S01°23'01"E, a distance of 1433.33'; thence S86°30'17"E, a distance of 375.42' to a point on the Westerly R.O.W. line of Interstate 65; thence N09°06'57"W and along said R.O.W. line, a distance of 575.02'; thence N29°02'02"E and along said R.O.W. line, a distance of 64.00'; thence N09°06'57"W and along said R.O.W. line, a distance of 162.00' to the beginning of a curve to the left, having a radius of 7489.38, a central angle of 14°54'31", and subtended by a chord which bears N16°31'37"W, and a chord distance of 1943.27'; thence along the arc of said curve and said R.O.W. line, a distance of 1948.76'; thence N68°53'16"W and along said R.O.W. line, a distance of 62.12'; thence S78°26'00"W and leaving said R.O.W. line, a distance of 60.69'; thence N90°00'00"W, a distance of 53.60'; thence N70°57'20"W, a distance of 66.22'; thence N60°51'43"W, a distance of 222.57'; thence S83°27'33"W, a distance of 28.12'; thence S06°48'45"W, a distance of 498.97'; thence S40°05'03"W, a distance of 298.66'; thence S87°07'41"W, a distance of 382.28'; thence S00°46'37"E, a distance of 302.30'; thence S01°24'43"E, a distance of 408.21' to the POINT OF BEGINNING.

Said Parcel containing 41.90 acres, more or less.

SIGNED FOR IDENTIFICATION:


Walter E. Yarbrough


Pinnie T. Yarbrough



20130627000262540 3/7 \$225.00
Shelby Cnty Judge of Probate, AL
06/27/2013 09:28:45 AM FILED/CERT

EXHIBIT "A-2"

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9; thence N01°24'43"W, a distance of 408.21'; thence N00°46'37"W, a distance of 904.47'; thence N01°02'02"W, a distance of 1312.03'; thence S89°44'33"E, a distance of 187.36' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 187.36' to a point on the Westerly R.O.W. line of Interstate 65, said point being the beginning of a curve to the right, having a radius of 7489.38, a central angle of 07°18'48", and subtended by a chord which bears S31°51'09"E, and a chord distance of 955.31'; thence along the arc of said curve and said R.O.W. line, a distance of 955.96'; thence S03°28'01"W and along said R.O.W. line, a distance of 130.54'; thence S26°00'32"E and along said R.O.W. line, a distance of 367.14'; thence S68°53'16"E and along said R.O.W. line, a distance of 33.40'; thence S78°26'00"W and leaving said R.O.W. line, a distance of 60.69'; thence N90°00'00"W, a distance of 53.60'; thence N70°57'20"W, a distance of 66.22'; thence N60°51'43"W, a distance of 222.57'; thence S83°27'33"W, a distance of 48.81'; thence S64°34'07"W, a distance of 60.76'; thence S52°58'49"W, a distance of 104.00'; thence S36°52'32"W, a distance of 87.83'; thence N11°19'27"W, a distance of 1357.74' to the POINT OF BEGINNING.

Said Parcel containing 12.10 acres, more or less.

SIGNED FOR IDENTIFICATION:

Walter E. Yarbrough
Walter E. Yarbrough

Pinnie T. Yarbrough
Pinnie T. Yarbrough



20130627000262540 4/7 \$225.00
Shelby Cnty Judge of Probate, AL
06/27/2013 09:28:45 AM FILED/CERT

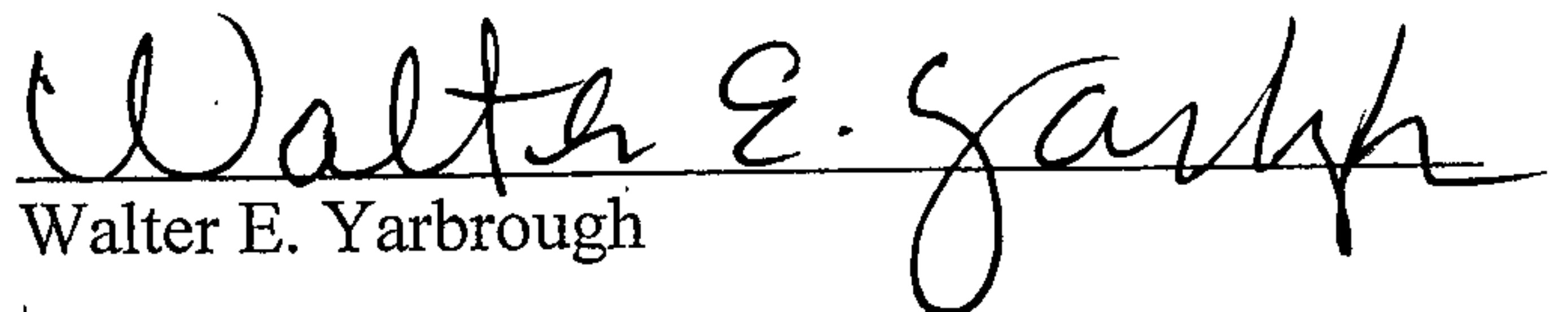
EXHIBIT "A-3"

An undivided one-third (1/3) interest in the following described parcel of land:

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9; thence N01°24'43"W, a distance of 408.21'; thence N00°46'37"W, a distance of 302.30' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 602.17'; thence N01°02'02"W, a distance of 1312.03'; thence S89°44'33"E, a distance of 187.36'; thence S11°19'27"E, a distance of 1357.74'; thence S45°42'47"W, a distance of 105.71'; thence S53°10'01"W, a distance of 80.22'; thence S36°55'30"W, a distance of 75.62'; thence S26°56'54"W, a distance of 144.99'; thence S18°54'56"W, a distance of 108.38'; thence S32°09'26"W, a distance of 68.65'; thence S42°13'58"W, a distance of 147.93' to the POINT OF BEGINNING.

Said Parcel containing 12.10 acres, more or less.

SIGNED FOR IDENTIFICATION:


Walter E. Yarbrough

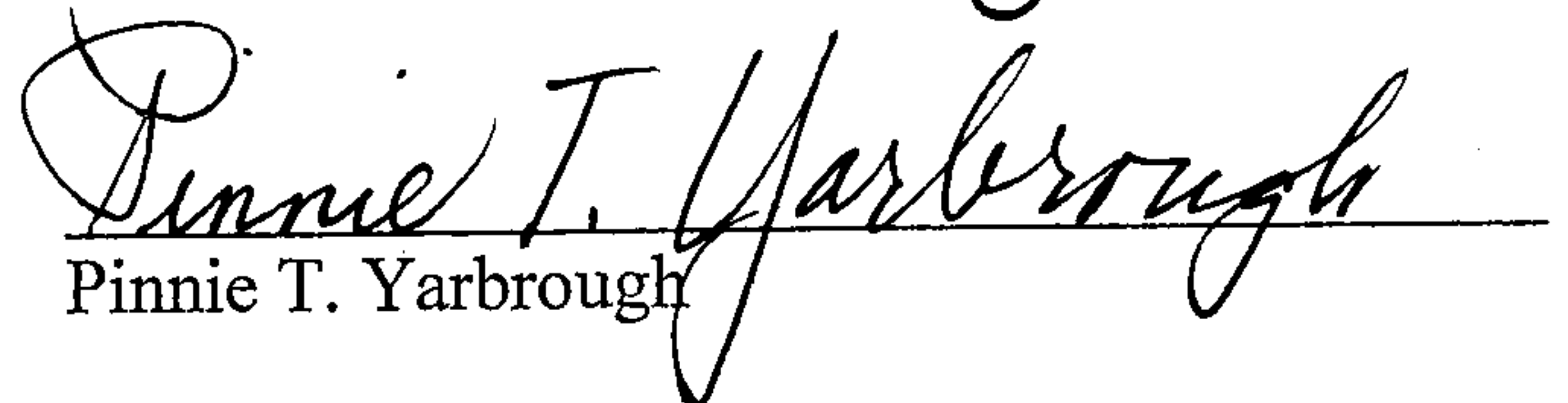

Pinnie T. Yarbrough

EXHIBIT "A-4"

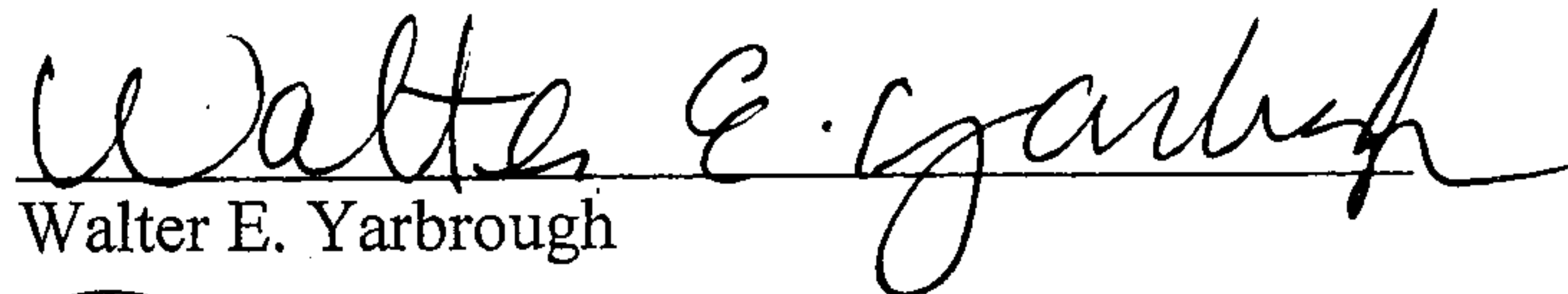
EASEMENT A — A 15' Ingress/Egress & Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

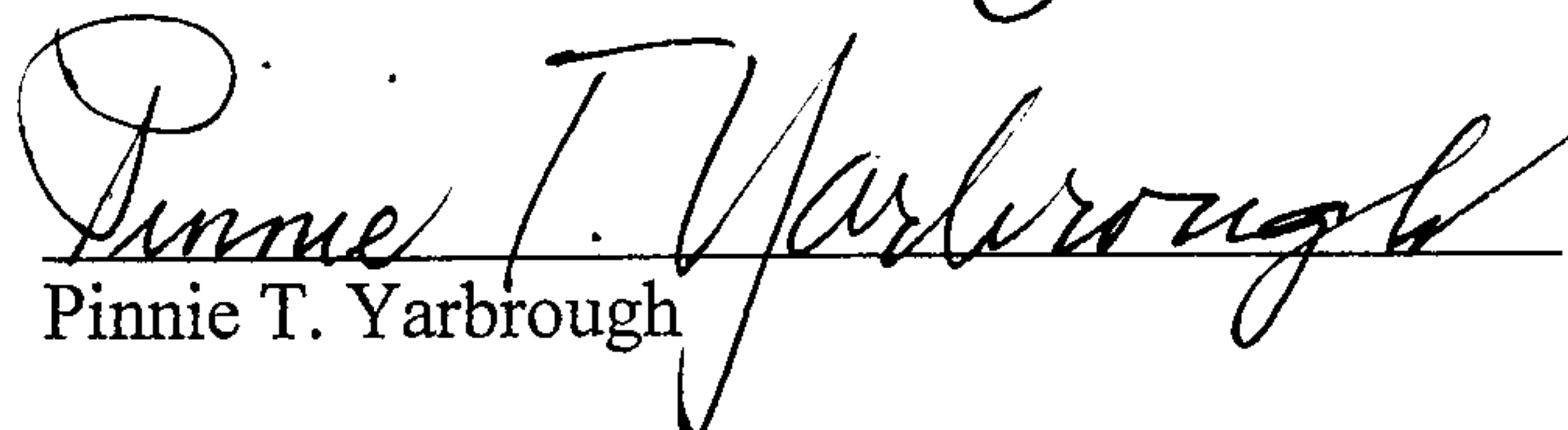
Commence at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9; thence N01°24'43"W, a distance of 408.21'; thence N20°17'45"W, a distance of 260.72' to a point on the Easterly R.O.W. line of Shelby County Highway 213, said point being the POINT OF BEGINNING OF SAID CENTERLINE; thence N65°33'45"E, a distance of 44.73'; thence N49°18'07"E, a distance of 60.17'; thence N42°13'58"E, a distance of 147.93'; thence N32°09'26"E, a distance of 68.65'; thence N18°54'56"E, a distance of 108.38'; thence N26°56'54"E, a distance of 144.99'; thence N36°55'30"E, a distance of 75.62'; thence N53°10'01"E, a distance of 80.22'; thence N45°42'47"E, a distance of 105.71'; thence N36°52'32"E, a distance of 87.83'; thence N52°58'49"E, a distance of 104.00'; thence N64°34'07"E, a distance of 60.76'; thence N83°27'33"E, a distance of 20.69' to the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT B — A 15' Ingress/Egress & Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9; thence N01°24'43"W, a distance of 408.21'; thence N20°17'45"W, a distance of 260.72' to a point on the Easterly R.O.W. line of Shelby County Highway 213; thence N65°33'45"E, a distance of 44.73'; thence N49°18'07"E, a distance of 60.17'; thence N42°13'58"E, a distance of 147.93'; thence N32°09'26"E, a distance of 68.65'; thence N18°54'56"E, a distance of 108.38'; thence N26°56'54"E, a distance of 144.99'; thence N36°55'30"E, a distance of 75.62'; thence N53°10'01"E, a distance of 39.18' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S62°32'03"E, a distance of 28.48'; thence S20°02'00"E, a distance of 114.71'; thence S42°40'25"E, a distance of 39.79'; thence S54°14'24"E, a distance of 13.21' to the POINT OF ENDING OF SAID CENTERLINE.

SIGNED FOR IDENTIFICATION:


Walter E. Yarbrough


Pinnie T. Yarbrough



20130627000262540 6/7 \$225.00
Shelby Cnty Judge of Probate: AL
06/27/2013 09:28:45 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
Mailing Address

Walter Gault
108 Sunset
Mill Lane
Pelham, AL 35124

Grantee's Name
Mailing Address

Walter Gault
Pamela Gault
Same

Property Address

NA

Date of Sale

Total Purchase Price \$

or

Actual Value

\$ 390,000.00

or

Assessor's Market Value

$\frac{1}{2} = 195,000.00$

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 Per Real Estate Appraiser

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

Print

Pamela Gault

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1