

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Mr. & Mrs. Stephen B. Morgan
109 Sunset Lane
Calera, AL 35040

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Thirty Five Thousand No/00 Dollars (\$35,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Dinah G. Carroll, a single woman, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Stephen B. Morgan and Cheryl D. Morgan, (herein referred to as grantee, whether one or more)**, 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, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject to 2013 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

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

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 3 day of July, 2013.

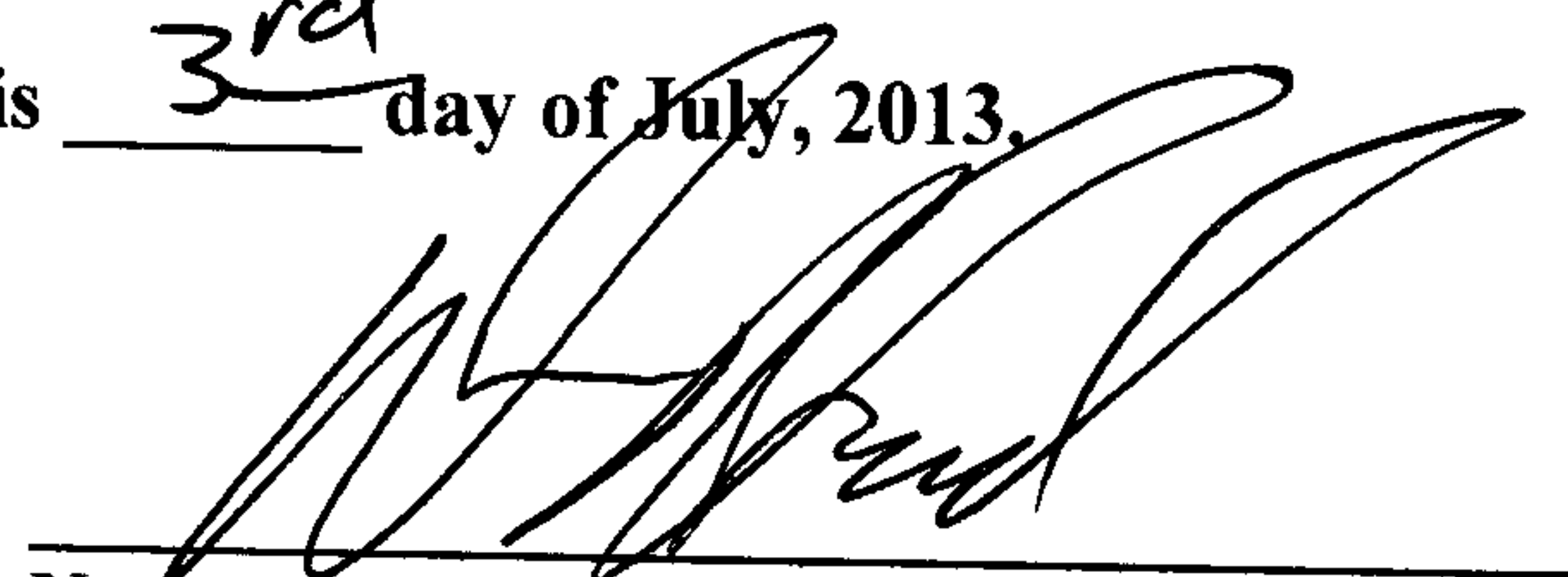

Dinah G. Carroll

STATE OF ALABAMA
SHELBY COUNTY

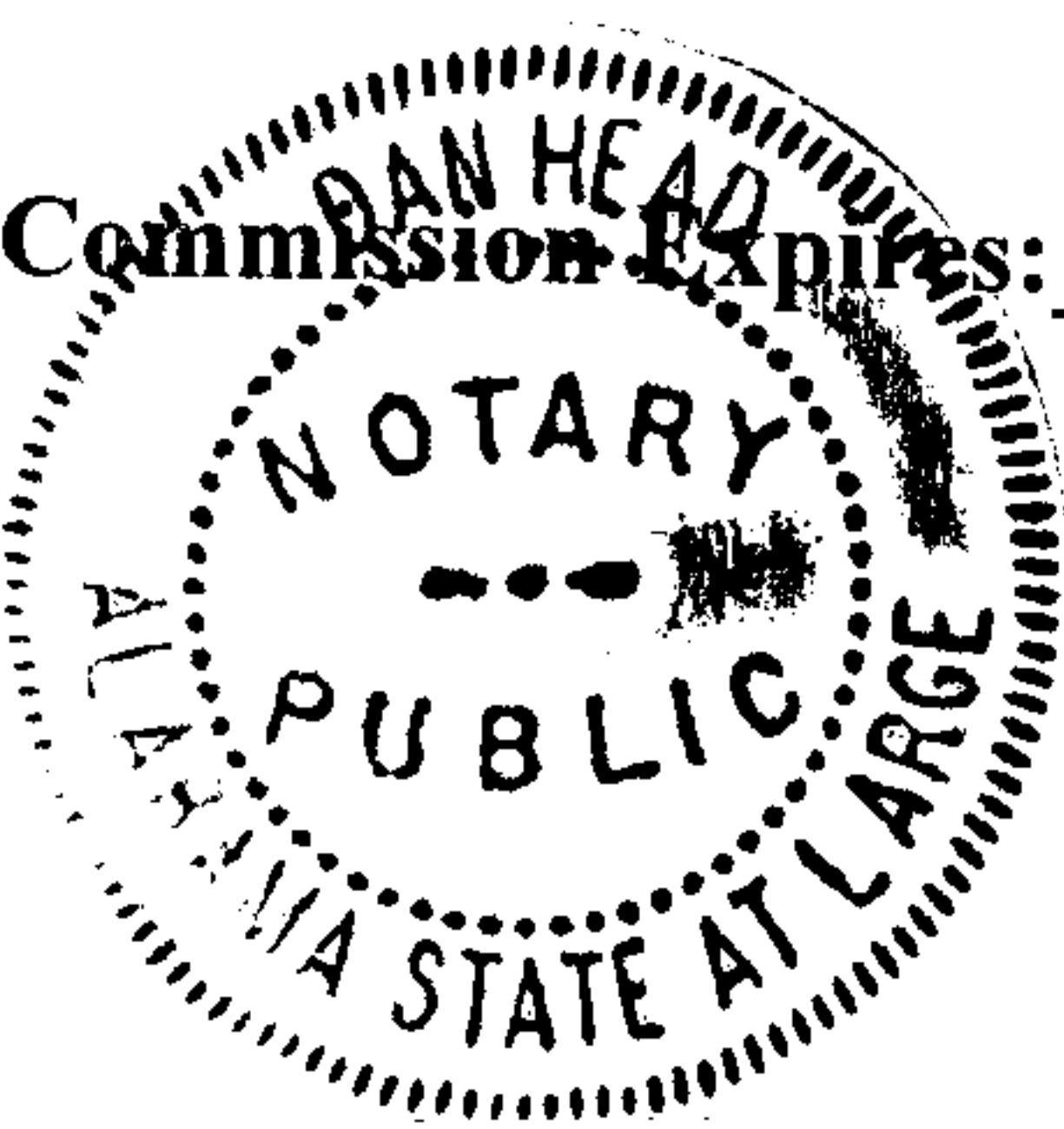
Shelby County, AL 07/03/2013
State of Alabama
Deed Tax: \$35.00

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dinah G. Carroll, who 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 she executed the same voluntarily on the day the same bears date,

Given under my hand and official seal this 3rd day of July, 2013.


Notary Public

My Commission Expires: 12-13-2016




20130703000273340 1/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/03/2013 01:22:42 PM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A part of the SE ¼ of SE ¼ and SW ¼ of SE ¼ of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, more particularly described as follows:

Begin at the NE corner of the SW ¼ of the SE ¼ of Section 30, Township 21 South, Range 1 East, Shelby County, Alabama, said point being the point of beginning; thence South 88 degrees 41 minutes 47 seconds East a distance of 394.77 feet; thence South 00 degrees 05 minutes 37 seconds West, a distance of 479.65 feet to a point on the Northerly right of way line of Lynn Drive, said point also being the beginning of a non-tangent curve to the left, having a radius of 315.00 feet, a central angle of 04 degrees 41 minutes 09 seconds, and subtended by a chord which bears South 71 degrees 42 minutes 16 seconds West, and a chord distance of 25.76 feet; thence along the arc of said curve and said right of way line, a distance of 25.76 feet; thence South 69 degrees 22 minutes 10 seconds West and along said right of way line, a distance of 98.83 feet to a curve to the right, having a radius of 375.00 feet, a central angle of 19 degrees 20 minutes 02 seconds, and subtended by a chord which bears South 79 degrees 02 minutes 11 seconds West, and a chord distance of 125.94 feet; thence along the arc of said curve and said right of way line, a distance of 126.54 feet; thence South 88 degrees 42 minutes 11 seconds West and along said right of way line, a distance of 137.94 feet to a curve to the left, having a radius of 460.00 feet, a central angle of 05 degrees 58 minutes 40 seconds, and subtended by a chord which bears South 85 degrees 42 minutes 38 seconds West, and a chord distance of 47.97 feet; thence along the arc of said curve and said right of way line, a distance of 47.99 feet; thence North 73 degrees 32 minutes 51 seconds West and leaving said right of way line, a distance of 44.93 feet; thence North 00 degrees 15 minutes 02 seconds East, a distance of 551.23 feet; thence South 88 degrees 37 minutes 28 seconds East, a distance of 73.15 feet to the point of beginning. Being situated in Shelby County, Alabama.

According to survey of Rodney Y. Shiflett, RLS #21784, dated July 2, 2013.


20130703000273340 2/3 \$53.00
Shelby Cnty Judge of Probate, AL
07/03/2013 01:22:42 PM 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 : Dinah G. Carroll
Mailing Address 488 Highway 416
Wilsonville, AL 35186

Grantee's Name: Stephen B. Morgan & Cheryl D. Morgan
Mailing Address: 109 Sunset Lane
Calera, AL 35040

Property Address: Lynn Drive
Columbiana, AL 35051

Date of Sale 7/3/13
Total Purchase Price \$ 35,000.00

or
Actual Value \$ _____

or
Assessor's 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 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 7/3/2013

Sign Dinah G. Carroll
(Grantor/Grantee/Owner/Agent) circle one

Print DINAH G. CARROLL

☐ Unattested

[Signature] (Closing attorney)
(Verified by)