

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

This instrument was prepared by:  
B. Christopher Battles  
3150 Highway 52 West  
Pelham, AL 35124

Send tax notice to:  
James M. Mesamore  
Michelle G. Mesamore  
159 Shepherds Cove  
Calera, AL 35040

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred seventy five thousand and no/100 (\$275,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **James H. Todd and Susan S. Todd, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **James M. Mesamore and Michelle G. Mesamore** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Exhibit "A" Legal Description attached hereto and made a part hereof.**

Subject to mineral and mining rights if not owned by Grantor.

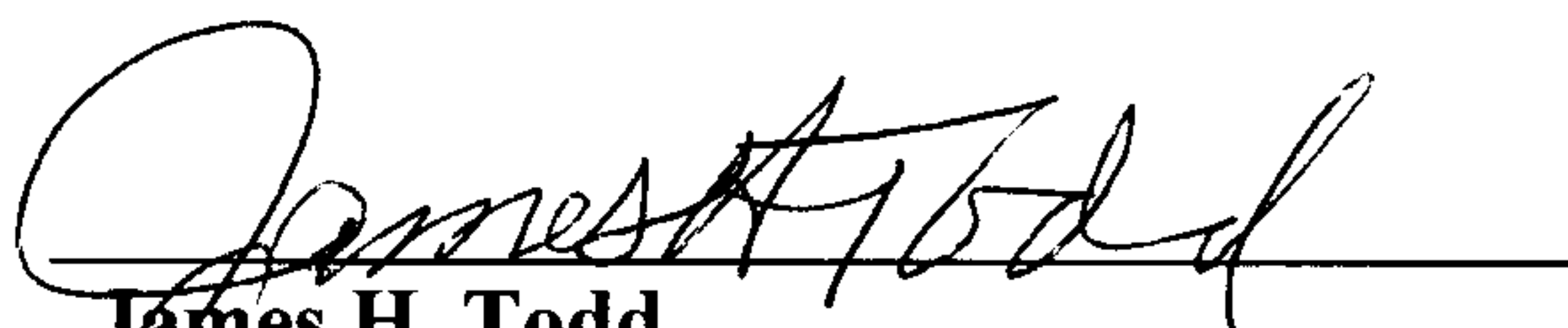
Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$125,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 30<sup>th</sup> day of August, 2013.

  
**James H. Todd**

  
**Susan S. Todd**

Shelby County, AL 09/06/2013  
State of Alabama  
Deed Tax: \$150.00


**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **James H. Todd and Susan S. Todd, husband and wife**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30<sup>th</sup> day of August, 2013.

**B. CHRISTOPHER BATTLES**  
Notary Public, State of Alabama  
Alabama State At Large  
My Commission Expires  
February 22, 2017


  
Notary Public  
My Commission Expires: 02-22-17

  
20130906000362470 1/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
09/06/2013 08:53:28 AM FILED/CERT

## EXHIBIT "A"

A parcel of land in the SW 1/4 of NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Southeast corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 2 West, Shelby County, Alabama, and run thence westerly along the South line of the said 1/4-1/4, a distance of 332.45 feet to a steel rebar corner and the point of beginning of the property being described; thence continue along last described course a distance of 331.36 feet to a steel rebar corner; thence turn 89 degrees, 12 minutes, 56 seconds to the right and run northerly a distance of 1,277.47 feet to a steel rebar corner; thence turn 77 degrees, 13 minutes, 59 seconds to the right and run north-northwesterly a distance of 118.98 feet to a steel rebar corner; thence turn 77 degrees, 13 minutes, 00 seconds to the left and run northerly a distance of 59.69 feet to a steel rebar corner on the South margin of Shelby County Highway No. 42; thence turn 87 degrees, 42 minutes, 03 seconds to the right and run easterly along said margin of said Highway No. 42 a distance of 220.85 feet to a steel rebar corner; thence turn 92 degrees, 30 minutes, 26 seconds to the right and run southerly 1,376.80 feet to the point of beginning; being situated in Shelby County, Alabama.

  
20130906000362470 2/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
09/06/2013 08:53:28 AM FILED/CERT

*James M. M.*



## Real Estate Sales Validation Form

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

Grantor's Name James H. Todd  
Mailing Address Susan S. Todd  
2048 Montreat Dr.  
Birmingham, AL 35216

Grantee's Name James M. Mesamore  
Mailing Address Michelle G. Mesamore  
159 Shepherds Cove  
Calera, AL 35040

Property Address 159 Shepherds Cove  
Calera, AL 35040

Date of Sale 08/30/2013  
Total Purchase Price \$ 275,000.00



20130906000362470 3/3 \$170.00  
Shelby Cnty Judge of Probate, AL  
09/06/2013 08:53:28 AM FILED/CERT

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 8/30/13

Print B. Christopher Battles

Unattested \_\_\_\_\_

(verified by)

Sign \_\_\_\_\_

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1