

This instrument was prepared by:
Michael T. Atchison, Attorney at Law, Inc.
101 West College
Columbiana, AL 35051

Send Tax Notice To: Joseph M. Stange
145 Cripple Creek Lane
Sterrett, AL 35147

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred Thirty Six Thousand Nine Hundred dollars and Zero cents (\$136,900.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, The Estate of Robert J. Cather, PR-2011-000080(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph M. Stange and Glenda Stange (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Subject to taxes for 2013 and subsequent years, easements, restrictions, rights of way, and permits of record.

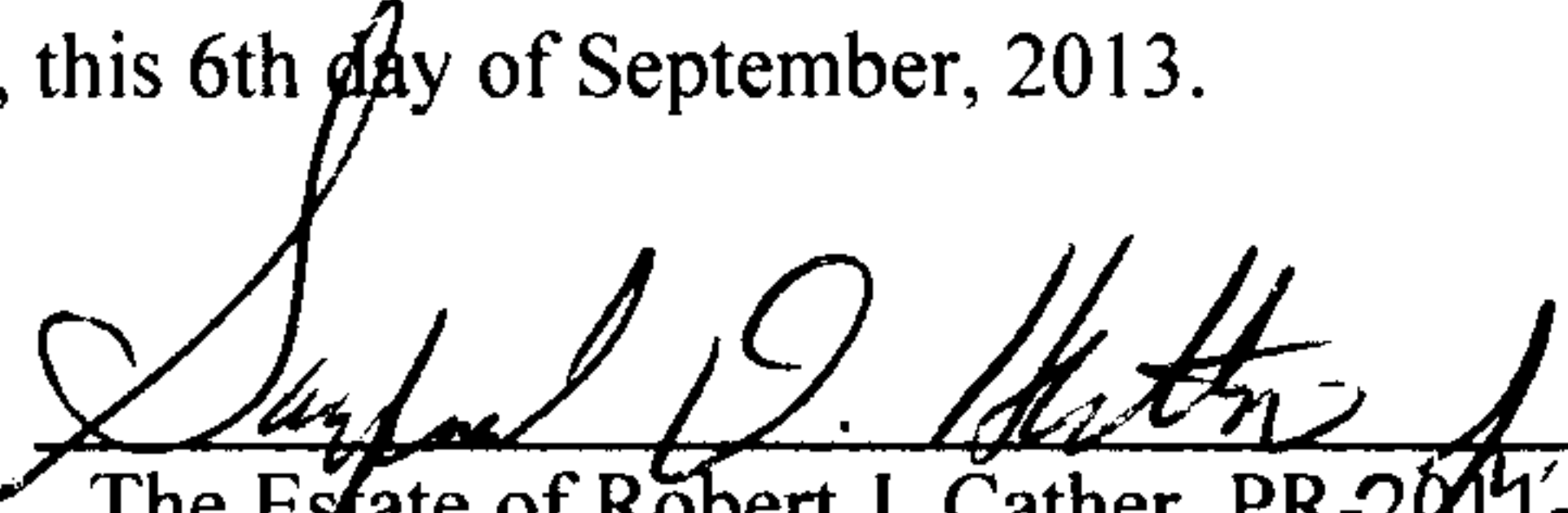
THIS PROPERTY CONSTITUTES NO PART OF THE HOMESTEAD OF THE GRANTOR, OR OF HIS/HER SPOUSE.

\$109,520.00of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto the said GRANTEES 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 hereby 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 the said GRANTEES, 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 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 6th day of September, 2013.

_____(Seal)  (Seal)
The Estate of Robert J. Cather, PR-2011-000080
Sanford D. Hatton Jr. Personal Representative

STATE OF ALABAMA

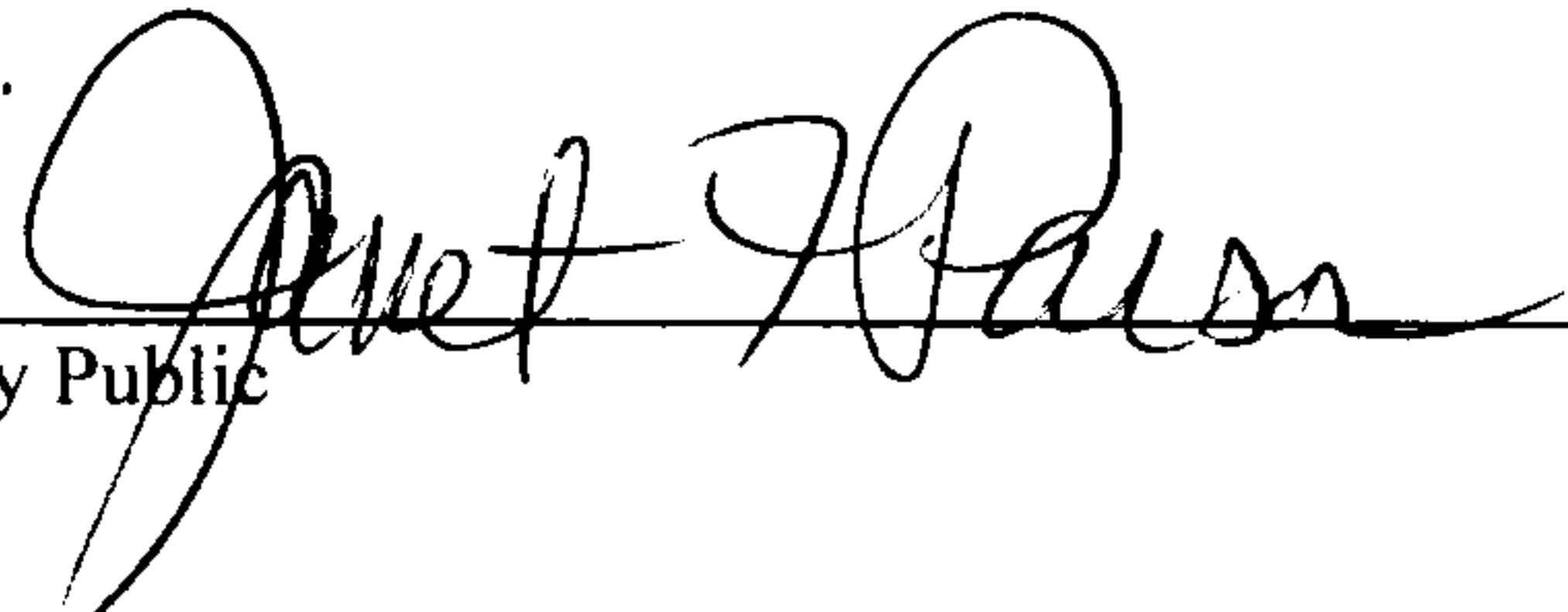
} General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that The Estate of Robert J. Cather, PR-2011-000080, By Sanford D. Hatton, Jr, As Personal Representative whose name 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 he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th Day of September, 2013.

My Commission Expires: 10-4-16



Notary Public

Shelby County, AL 09/10/2013
State of Alabama
Deed Tax: \$27.50



20130910000368180 1/3 \$47.50
Shelby Cnty Judge of Probate, AL
09/10/2013 02:59:08 PM FILED/CERT

EXHIBIT A

TRACT 2:

Commencing at a 1 ½-inch open pipe found at the NW corner of the NE ¼ of the NE ¼ of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 4 seconds West along the West line of said ¼ - ¼ for 160.00 feet to a 5/8-inch rebar set at the point of beginning; thence South degrees 14 minutes 04 seconds West 150.12 feet; thence South 89 degrees 47 minutes 29 seconds East 319.94 feet to a 3/8-inch rebar found; thence North 0 degrees 15 minutes 42 seconds East 149.92 feet to a 3/8-inch rebar found; thence North 89 degrees 45 minutes 46 seconds West 520.02 feet to the point of beginning.

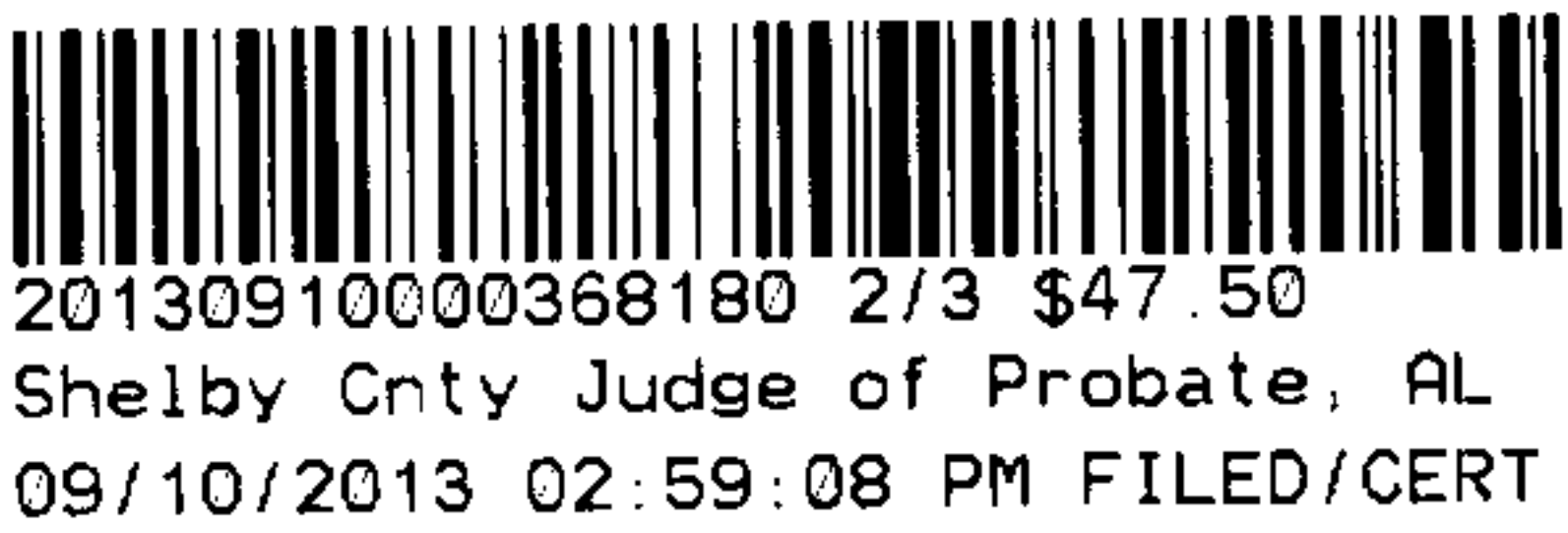
TRACT 3:

Commencing at a 1 ½-inch open pipe found at the NW corner of the NE ¼ of the NE ¼ of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence South 0 degrees 14 minutes 04 seconds West along the West line of said ¼ - ¼ for 160.00 feet to a 5/8-inch rebar set; thence South 89 degrees 47 minutes 29 seconds East 319.94 feet to a 3/8-inch rebar found at the point of beginning; thence South 89 degrees 47 minutes 29 seconds East 15.00 feet to a 5/8-inch rebar set; thence North 0 degrees 15 minutes 42 seconds East 149.92 feet to a 5/8-inch rebar set; thence North 89 degrees 45 minutes 46 seconds West 14.97 feet to a 3/8-inch rebar found; thence South 0 degrees 15 minutes 42 seconds West 149.92 feet to the point of beginning.

And

EASEMENT FOR BOTH TRACTS:

Commencing at a 1 ½-inch open pipe found at the NW corner of the NE ¼ of the NE ¼ of Section 22, Township 18 South, Range 1 East, Shelby County, Alabama; thence North 89 degrees 11 minutes 19 seconds East along the North line of said ¼ - ¼ for 335.16 feet to a 5/8-inch rebar set; thence South 0 degrees 15 minutes 42 seconds West 10.00 feet to the point of beginning of the centerline of a 60-foot wide easement for ingress, egress, and utilities; thence South 0 degrees 15 minutes 42 seconds West 1003.92 feet to the centerline of Old Deer Creek Road, the point of ending.



Real Estate Sales Validation Form

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

Grantor's Name Est of Robt J. Githers Grantee's Name Joseph Stange
Mailing Address 145 Cripple Creek Ln Mailing Address 145 Cripple Creek Ln
Sterrett, AL 35147 Sterrett AL 35147
Property Address 145 Cripple Creek Lane Date of Sale 9-6-13
Sterrett, AL 35147 Total Purchase Price \$ 136,900.00
Or
Actual Value \$ _____
Or
Assessors 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 ☐ Appraisal
☒ Sales Contract ☐ Other
☐ Closing Statement

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 recording.

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 evidence 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 estimated 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, Section 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, Section 40-22-1 (h).

Date _____

____ Unattested _____
(verified by)

Print Samuel D. Hester, Jr.
Sign Samuel D. Hester, Jr.
(Grantor/Grantee/Owner/Agent) circle one

