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26388795

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED

DAVID F. BUCKLEY and JUNE B. GRAHAM formerly known as JUNE GRAHAM
BUCKLEY, husband and wife, hereinafter referred to as "Grantor"

and

DAVID F. BUCKLEY and JUNE B. GRAHAM, husband and wife, hereinafter referred to as
"Grantee",

WITNESSETH:

KNOW ALL MEN BY THESE PRESENTS, that, for and in consideration of the sum of Ten and
00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency
which are hereby acknowledged, Grantor do hereby grant, bargain, sell and convey, subject to
the matters hereinafter set forth, unto Grantee, as joint tenants with rights of survivorship, the
following described real property (hereinafter, the "Property") located in the County of Shelby,
State of Alabama to wit:

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property
and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have
reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of
the Deeds on Demand Invoice, Client Disclosure and Agreement (see [www.deedsondemand.com/terms-of-
service.aspx](http://www.deedsondemand.com/terms-of-service.aspx)), and that the attorney/client relationship between the client(s) ordering and paying for the instrument
and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 26374**

All that parcel of land in Shelby County, State of Alabama, as more fully described in Deed Inst. # 1997-74240, ID# 14 4 18 1 000 002.000 and ID# 14 4 18 2 000 001.000, being known and designated as:

A tract of land in the North 1/2 of the Northwest 1/4 of the Northeast 1/4 and the North 1/2 of the Northeast 1/4 of the Northwest 1/4 in Section 18, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows:

Begin at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 18, Township 20 South, Range 2 West, Shelby County, Alabama and run West along the North line of said 1/4-1/4 Section for a distance of 84.04 feet to a point on the East right of way line of Shelby County Road No. 35; thence an angle left of 62 degrees 51 minutes 21 seconds and run southwesterly along said right of way a distance of 202.36 feet; thence an angle left of 93 degrees 45 minutes and run southeasterly 389.93 feet; thence an angle left of 23 degrees 57 minutes 05 seconds and run easterly 456.85 feet; thence an angle right of 21 degrees 19 minutes and run southeasterly 260.08 feet; thence an angle left of 25 degrees 16 minutes 06 seconds and run easterly for 447.79 feet to the East line of the NW 1/4 of NE 1/4 of said Section 18 for 385.62; feet to the Northeast corner of the NW 1/4 of the NE 1/4 of said Section 18; thence an angle left of 89 degrees 40 minutes 30 seconds and run westerly along the North line of said Section 18; thence an angle left of 89 degrees 40 minutes 30 seconds and run westerly along the North line of said Section 18 for 1325.64 feet to the point of beginning.

Minerals and mining rights excepted.

Being the same property conveyed to David F. Buckley and June Graham Buckley, for and during their joint lives and upon the death of either of them, then to the survivor of them by fee simple deed from Donnell H. Culley, Jr., a single individual as set forth in Inst. # 1997-74240 dated 02/12/1997 and recorded 03/10/1997, Shelby County Records, State of Alabama.

TOGETHER WITH all and singular the rights, members, privileges, tenements, hereditaments, easements, appurtenances, and improvements thereunto belonging, or in anywise appertaining;

TO HAVE AND TO HOLD, the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, unto the said Grantee.

TO HAVE AND TO HOLD 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

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their heirs, executors, administrators and assigns forever, together with every contingent remainder and right of reversion.

SUBJECT TO all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.


The recording references refer to the records in the Office of the Judge of Probate of Shelby County, Alabama, unless otherwise indicated.

The property herein conveyed _____ is not part of the homestead of Grantor as the term "homestead" is defined and used in Alabama Code Section 6-10-2, 3(1975) as amended, or X is part of the homestead of Grantor and the conveyance is joined by both husband and wife.

Grantor does hereby covenant with and represent unto the said Grantee, their heirs and assigns that they are lawfully seized in fee simple of the said real estate above described; that the same is free and clear from all liens and encumbrances, except as hereinabove set forth, and except for ad valorem taxes due for the year of conveyance and subsequent years, easements, rights-of-way and restrictions of record; that they have a good and lawful right to sell and convey the same aforesaid; and that they, their heirs and assigns shall warrant and defend the title to same unto the said Grantee, their heirs and assigns, except as to said taxes, easements, rights-of-way and restrictions of record.

IN WITNESS WHEREOF, Grantor has hereunto set his respective hand and seal on this 11 day of September, 2013.


IN WITNESS WHEREOF, Grantor(s) hand(s) this 11 day Sept, 2013

 (seal)
DAVID F. BUCKLEY

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5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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STATE OF ALABAMA, COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that DAVID F. BUCKLEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of September, 2013.

Linda D. Patrick

Notary Public

Linda D. Patrick

Print name

My Commission expires: 4/30/2017

Jane B. Graham FKA June Graham Buckley (seal)
JUNE B. GRAHAM formerly known as
JUNE GRAHAM BUCKLEY

STATE OF ALABAMA, COUNTY OF Shelby

I, the undersigned Notary Public in and for said County and State, hereby certify that JUNE B. GRAHAM formerly known as JUNE GRAHAM BUCKLEY, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the 11 day of September, 2013.

Linda D. Patrick

Notary Public

Linda D. Patrick


Print name

My Commission expires: 4/30/2017

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This instrument prepared by:
Curtis Hussey, Post Office Box 1896, Fairhope, AL 36532-1896
Deeds on Demand, PC, 5029 Corporate Woods Dr., Ste. 225-A, Virginia Beach, VA 23462

Grantor's address
249 Berry Lane
Pelham, AL 35124

Grantee's address
249 Berry Lane
Pelham, AL 35124



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Real Estate Sales Validation Form

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

Grantor's Name June B. Mahan
Mailing Address 249 Berry Lane
Pelham, AL 35124

Grantee's Name June Graham Buckley
Mailing Address 249 Berry Lane
Pelham, AL 35124

Property Address 249 Berry Lane
Pelham, AL 35124

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



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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 9/11/2013

Print June B. Graham

☐ Unattested

Sign

June B. Mahan
(Grantor/Grantee/Owner/Agent) circle one

(verified by)

Form RT-1

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SHELBY, STATE OF ALABAMA AND IS DESCRIBED AS FOLLOWS:

ALL THAT PARCEL OF LAND IN SHELBY COUNTY, STATE OF ALABAMA, AS MORE FULLY DESCRIBED IN DEED INST # 1997-74240, ID# 14 4 18 1 000 002.000 AND ID# 14 4 18 2 000 001.000, BEING KNOWN AND DESIGNATED AS:

A TRACT OF LAND IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 18, TOWNSHIP 20 SOUTH, RANGE 2 WEST, SHELBY COUNTY, ALABAMA AND RUN WEST ALONG THE NORTH LINE OF SAID 1/4-1/4 SECTION FOR A DISTANCE OF 84.04 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SHELBY COUNTY ROAD NO. 35; THENCE AN ANGLE LEFT OF 62 DEGREES 51 MINUTES 21 SECONDS AND RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 202.36 FEET; THENCE AN ANGLE LEFT OF 93 DEGREES 45 MINUTES AND RUN SOUTHEASTERLY 389.93 FEET; THENCE AN ANGLE LEFT OF 23 DEGREES 57 MINUTES 05 SECONDS AND RUN EASTERLY 456.85 FEET; THENCE AN ANGLE RIGHT OF 21 DEGREES 19 MINUTES AND RUN SOUTHEASTERLY 260.08 FEET; THENCE AN ANGLE LEFT OF 25 DEGREES 16 MINUTES 06 SECONDS AND RUN EASTERLY FOR 447.79 FEET TO THE EAST LINE OF THE NW 1/4 OF NE 1/4 OF SAID SECTION 18 FOR 385.62; FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 18; THENCE AN ANGLE LEFT OF 89 DEGREES 40 MINUTES 30 SECONDS AND RUN WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18; THENCE AN ANGLE LEFT OF 89 DEGREES 40 MINUTES 30 SECONDS AND RUN WESTERLY ALONG THE NORTH LINE OF SAID SECTION 18 FOR 1325.64 FEET TO THE POINT OF BEGINNING.

MINERALS AND MINING RIGHTS EXCEPTED.

MORE COMMONLY KNOWN AS 249 BERRY LN, PELHAM, AL

BEING THE SAME PROPERTY CONVEYED TO DAVID F. BUCKLEY AND JUNE GRAHAM BUCKLEY, FOR AND DURING THEIR JOINT LIVES AND UPON THE DEATH OF EITHER OF THEM, THEN TO THE SURVIVOR OF THEM BY FEE SIMPLE DEED FROM DONNELL H. CULLEY, JR., A SINGLE INDIVIDUAL AS SET FORTH IN INST # 1997-74240 DATED 02/12/1997 AND RECORDED 03/10/1997, SHELBY COUNTY RECORDS, STATE OF ALABAMA.



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