

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:
Thomas W. Grigsby and Brooke G. Grigsby
124 Bolton Ln.
Columbiana, AL 35051

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred forty nine thousand nine hundred and no/100 (\$249,900.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Steven L. Posey and Rebecca H. Posey, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Thomas W. Grigsby and Brooke G. Grigsby** (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.

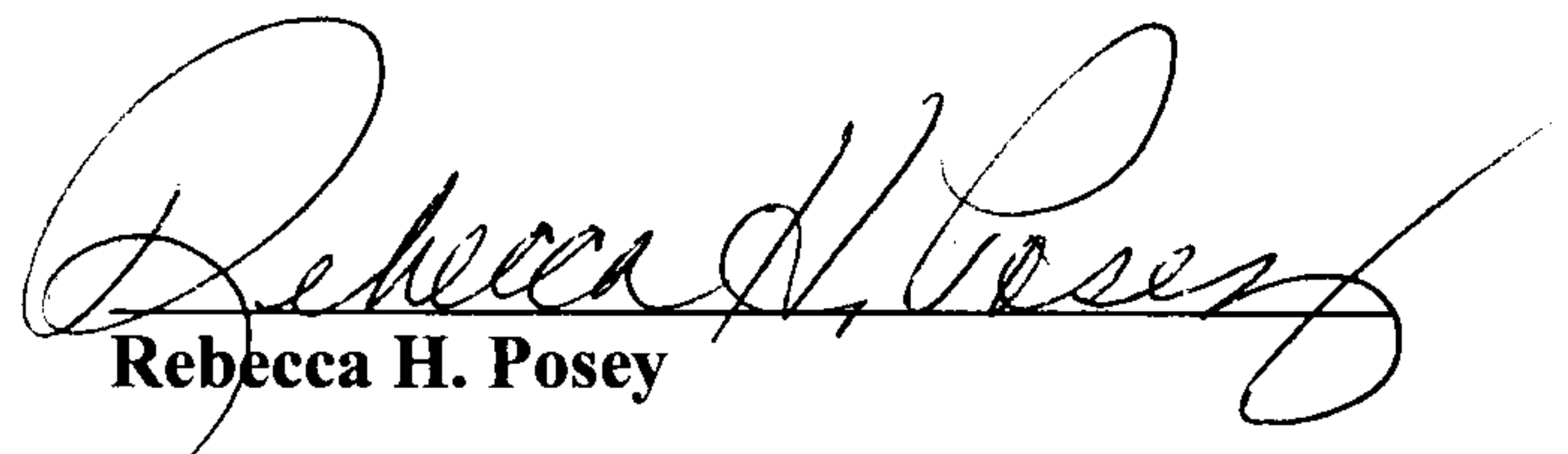
\$245,373.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

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 23rd day of September, 2013.


Steven L. Posey

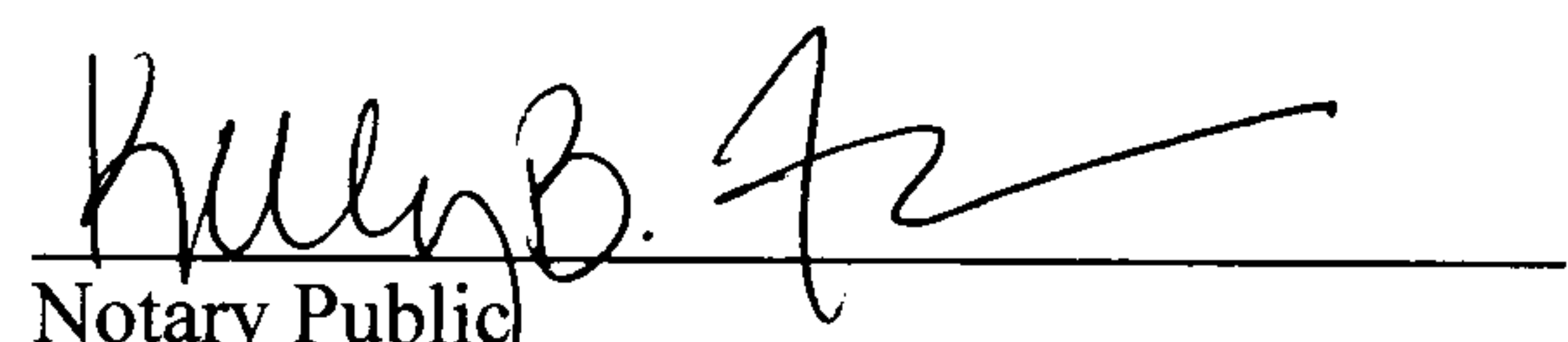

Rebecca H. Posey

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Steven L. Posey and Rebecca H. Posey, husband and wife**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of September, 2013.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014


Notary Public
My Commission Expires: 10-20-14



20131002000396040 2/3 \$25.00
Shelby Cnty Judge of Probate, AL
10/02/2013 03:47:39 PM FILED/CERT

EXHIBIT "A"

Parcel I:

Commence at the Northwest corner of the NE 1/4 of the SE 1/4, Section 25, Township 21 South, Range 1 West; thence run Westerly along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for 2285.43 feet to a point; thence turn an angle of 100 degrees, 18 minutes to the left and run along the West right of way line of Washington Street for 1031.26 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 203.27 feet to a point; thence turn an angle of 100 degrees, 18 minutes to the right and run Westerly along the North right of way line of Bolton Lane for 172.05 feet to a point; thence turn an angle of 90 degrees, 00 minutes to the right and run 200.00 feet to a point; thence turn an angle of 90 degrees, 00 minutes to the right and run 135.71 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of Section 25, Township 21 South, Range 1 West, Shelby County, Alabama.

Parcel II:

The East 40 feet of the following described property to-wit:

Commence at the NW corner of the NE 1/4 of SE 1/4, Section 25, Township 21 South, Range 1 West; thence proceed in a Westerly direction along the North boundary of the NW 1/4 of SE 1/4 and NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West, for a distance of 2285.43 feet to a point on the West right of way line of Washington Street; thence turn an angle of 100 degrees, 18 minutes to the left and proceed in a Southerly direction along the said West right of way line of Washington Street, a distance of 1234.53 feet to the point of intersection with the North right of way line of Bolton Lane; thence turn an angle of 100 degrees, 18 minutes to the right and proceed in a Westerly direction along the North right of way line of Bolton Lane for a distance of 172.05 feet to the point of beginning of the lot herein described; thence continue in the same direction along the said North right of way of Bolton Lane, a distance of 280.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 200.00 feet to a point; thence turn an angle of 90 degrees to the right and run for a distance of 280.00 feet to a point; thence turn an angle of 90 degrees, 00 minutes to the right and run for a distance of 200.00 feet to the point of beginning. Said lot is lying in the NE 1/4 of SW 1/4, Section 25, Township 21 South, Range 1 West. Situated in Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Steven L. Posey
Mailing Address Rebecca H. Posey
266 Timber Trail
Chelsea, AL 35043

Grantee's Name Thomas W. Grigsby
Mailing Address Brooke G. Grigsby
124 Bolton Ln.
Columbiana, AL 35051

Property Address 124 Bolton Ln.
Columbiana, AL 35051

Date of Sale 09/23/2013
Total Purchase Price \$ 249,900.00



20131002000396040 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
10/02/2013 03:47:39 PM 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 9/23/13

Print Kelly B. Furgerson

Unattested

Sign Kelly B. Furgerson

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1