

20131106000439030 1/4 \$338.00
Shelby Cnty Judge of Probate, AL
11/06/2013 04:19:35 PM FILED/CERT

Send Tax Notice to:

James Gary and Donna B. Corbin
525 Wild Ridge Circle
Pelham, Alabama 35124

This instrument was prepared by
(Name) WALLACE, ELLIS, FOWLER, HEAD & JUSTICE
P.O. Box 587
COLUMBIANA, ALABAMA 35051

Shelby County, AL 11/06/2013
State of Alabama
Deed Tax: \$315.00

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY) KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Fifteen Thousand and No/100 Dollars (\$315,000.00), in hand by the Grantees herein, the receipt whereof is hereby acknowledged, I, **Jean Lowe Rasco, a married woman** (hereinafter referred to as Grantor), do grant, bargain, sell and convey unto **James Gary Corbin and wife, Donna B. Corbin** (hereinafter referred to as Grantees), as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama to-wit:

Commence at the Northwest corner of Section 26, Township 21 South, Range 1 East; thence run Southerly along the West boundary of said Section 26 for a distance of 334.00 feet to a point; thence turn an angle of 89 degrees 47 minutes 23 seconds to the left and run Easterly for a distance of 89.74 feet to a point, being the point of beginning of the parcel of land herein described; thence continue along the last described course for 310.26 feet to a point; thence turn an angle of 28 degrees 50 minutes 01 second to the left and run 270.05 feet to a point; thence turn an angle of 76 degrees 38 minutes 12 seconds to the right and run 76.17 feet; thence turn an angle of 11 degrees 02 minutes 15 seconds to the right and run 137.80 feet; thence turn an angle of 7 degrees 57 minutes 30 seconds to the left and run 113.70 feet; thence turn an angle of 2 degrees 22 minutes 35 seconds to the right and run 57.16 feet; thence turn an angle of 34 degrees 32 minutes 11 seconds to the right and run 114.55 feet; thence turn an angle of 9 degrees 00 minutes 51 seconds to the left and run 114.00 feet; thence run an angle of 47 degrees 27 minutes 16 seconds to the right and run 61.68 feet to a point; thence turn an angle of 80 degrees 31 minutes 21 seconds to the right and run 511.66 feet to a point; thence turn an angle of 29 degrees 04 minutes 45 seconds to the right and run 135.00 feet to a point; thence proceed along a curve to the left having a central angle of 23 degrees 13 minutes 28 seconds and a radius of 345.90 feet, for an arc distance of 140.21 feet to a point; thence turn an angle of 32 degrees 36 minutes 46 seconds to the left, from the tangent to the curve, and run 109.97 feet to a point; thence proceed along a curve to the right, having a central angle of 66 degrees 24 minutes 55 seconds and a radius of 25.00 feet, for an arc distance of 28.98 feet to the point of beginning. Said parcel is lying in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 East, Shelby County, Alabama.

ALSO:

A right of way located in the SW 1/4 of the SW 1/4 of Section 23 and in the NW 1/4 of the NW 1/4 of Section 26, Township 21 South, Range One (1) East; for ingress,

egress and utilities, 60 feet wide, 30 feet on each side of the following described centerline; Commence at the Northwest corner of said Section 26; Thence run South along the West Section line 334.00 feet; Thence turn left 89 degrees 47 minutes 23 seconds and run east 57.76 feet to the point of the beginning of said centerline; Thence turn left 90 degrees 36 minutes 42 seconds and run north 1351.88 feet to the point of a clockwise curve having a delta angle of 91 degrees 07 minutes and a radius of 250.00 feet; Thence run along the arc of said curve 397.57 feet to the point of tangent; Thence continue tangent to said curve and run east 1088.98 feet to the center of a County maintained road and the end of said centerline.

Subject to:

1. Taxes for 2014 and subsequent years. 2014 ad valorem taxes are a lien but not due and payable until October 1, 2014.
2. Transmission line permit to Alabama Power Company as recorded in Deed Book 142, Page 95, in Probate Office.
3. Rights acquired by Alabama Power Company as shown by Civil Action Suit No. CA-66-325, in the U.S. District Court for the Northern District of Alabama, Southern Division.
4. Rights of other parties in and to the use of the easements described herein.
5. Easements to Alabama Power Company recorded in Instrument No. 1993-15117 and Instrument No. 1995-7095 in Probate Office.
6. Access Easement recorded in Instrument No. 1992-28462.
7. Right of way for road recorded in Real Book 234, Page 504.
8. Road Maintenance Agreement recorded in Instrument No. 20030806000510150.
9. Easement to Bethel Water recorded in Instrument No. 200308060005105220.
10. Restrictions appearing of record in Instrument No. 20030806000510210.
11. Right of way to Alabama Power Company recorded in Instrument No. 1995-7095.
12. Any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel, in on and under the land, and thereby any mineral and mining rights not owned by the Grantor.

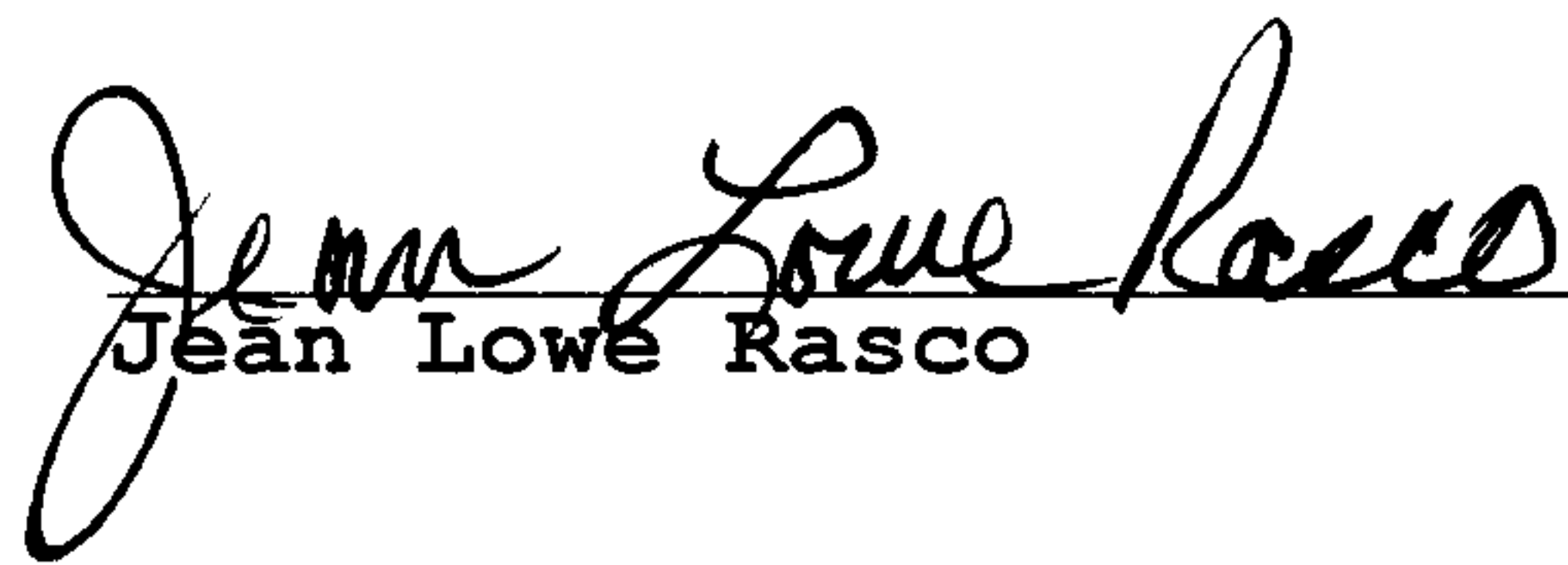
The above described property does not constitute any part of the homestead of the Grantor or her spouse.

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 in 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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.

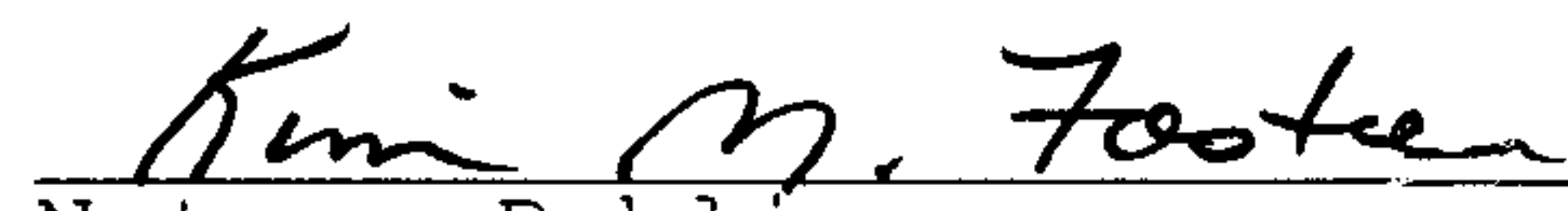
IN WITNESS WHEREOF, I have hereunto set my hand and seal this 6TH day of November, 2013.


Jean Lowe Rasco

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jean Lowe Rasco, a married woman**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of November, 2013.


Notary Public

My Commission Expires: 12-28-14



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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 Jean Lowe Rasco
Mailing Address 319 Mildred Street
Columbiana, Alabama 35051

James Gary Corbin
Grantee's Name Donna B. Corbin
Mailing Address 525 Wild Ridge Circle
Pelham, Alabama 35124

Property Address 1 Lake Forest Lane
Wilsonville, AL 35186

Date of Sale November 6, 2013

Total Purchase Price \$ 315,000.00
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
xx Sales Contract
 Closing Statement

 Appraisal
 Other


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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 11/6/2013

Sign Jean Lowe Rasco
(Grantor/Grantee/Owner/Agent) circle one

Print JEAN LOWE RASCO

 Unattested

Kemi M. Foster
(Verified by)