

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

Send Tax Notice To: Robert W. Andrepont
32 Hunters Trace
Pelham AL 35124

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of Twenty Thousand dollars and Zero cents (\$20,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Tony C. Vickery, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Robert W. Andrepont and Deanna Andrepont (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.

\$0.00 of 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 18 day of November, 2013.

_____ (Seal)	<u>Tony C. Vickery</u> (Seal) Tony C. Vickery
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)

STATE OF ~~ALABAMA~~ LOUISIANA

} General Acknowledgment

~~COUNTY SHELBY~~ CALCASIEU PARISH

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tony C. Vickery 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 18 day of November, 2013.

My Commission Expires:


Jessica B. Pruitt
Notary Public

This Document Not
Prepared By The
Undersigned Notary

Jessica B. Pruitt
Notary Public # 87347
Commission expires: with life

EXHIBIT A

A part of the N ½ of N ½ of NW ¼ of NE ¼ of Section 17, Township 21 South, Range 3 West of Huntsville Principal Meridian, Shelby County, being more particularly described as follows: Begin at the NE corner of N ½ of N ½ of NW ¼ of NE ¼ of said Section 17; thence in a westerly direction along North boundary of said N ½ of N ½ of NW ¼ of NE ¼ of said Section 17, 90.0 feet to the point of beginning of a tract of land herein described; thence turning an angle of 96 degrees 45 minutes to left in southerly direction 40.0 feet to point of intersection with NW boundary of a county road right of way said point being in the arc of a curve turning to left in southwesterly direction and having a radius of 151.16 feet the arc being subtended by a central angle of 15 degrees 50 minutes and having a chord of 41.64 feet (measured) in length said chord forming an angle of 47 degrees 16 minutes to right from last mentioned course having a length of 40.0 feet; thence along said arc of said curve 41.77 feet to the point of intersection with another curve, two curves being tangent to each other at the said point the curve is turning to the right in southwesterly direction and having a radius of 411.03 feet, said arc being subtended by a central angle of 16 degrees 06 minutes and having a chord of 115.12 feet (measured) in length said chord forming an angle of 0 degrees 18 minutes to the right from last mentioned chord having a length of 41.64 feet (measured); thence along said arc of said curve 115.50 feet to the point of intersection with a straight line tangent to said arc; thence continuing along said straight line which is the NW boundary of said right of way 30.76 feet (measured) to the point of beginning of an arc or a curve turning to left in southwesterly direction and having a radius of 7.402.05 feet, said arc being subtended by a central angle of 0 degrees 54 minutes and having a chord of 116.27 feet (measured) in length said chord forming an angle of 0 degrees 27 minutes to left from last mentioned course having a length of 30.76 feet (measured); thence along said arc of said curve 116.27 feet (measured) which is NW boundary of said road right of way to the point of intersection with NE boundary of Southern R.R. R.O.W.; thence turning angle of 75 degrees 07 minutes to right from last mentioned chord having a length of 116.27 feet in a northwesterly direction 120.88 feet (measured) along said R.R. R.O.W.; thence turning angle of 90 degrees 55 minutes to right in northeasterly direction 225.32 feet (measured) to point of intersection with North line of said N ½ of N ½ of said ¼-1/4 section; thence turning an angle of 55 degrees 33 minutes to right in easterly direction along North boundary of said N ½ of N ½ of said ¼-1/4 section 186.0 feet to the point of beginning.


20131202000466200 2/3 \$40.00
Shelby Cnty Judge of Probate, AL
12/02/2013 01:52:38 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Tony C. Vickery
Mailing Address 3510 Crescent St
Lake Charles LA
70607

Grantee's Name Robert W. Andreport
Mailing Address 32 HUNTERS TRACE
PELHAM, AL. 35124

Property Address 40 + 50 Hwy 260
Mayhena AL
35114

Date of Sale 11-18-13
Total Purchase Price \$ 20,000.00
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
☐ Sales Contract
☐ Closing Statement

☐ Appraisal
☒ Other agreement

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 _____

Print Robert W. Andreport

Unattested _____
(verified by)

Sign Rob W. And
(Grantor/Grantee/Owner/Agent) circle one

