

Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

Know all Men by these Presents: That, in consideration of Two Hundred Fifty Thousand and No/100ths Dollars (\$250,000.00) and other good and valuable consideration to her in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **MARGIE SUE LOWERY, an unmarried person** (herein referred to as “Grantor”) does by these presents grant, bargain, sell and convey unto **JAMES P DALEY AND WENDY S DALEY** (herein referred to as “Grantees”) for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama, to-wit:

Parcel I:

Lot No. 1, according to Waxa Subdivision, the same being a part of Section 35, Township 24 North, Range 15 East, a plat of said subdivision being recorded in Map Book 5, page 5, in the Probate Office of Shelby County, Alabama.

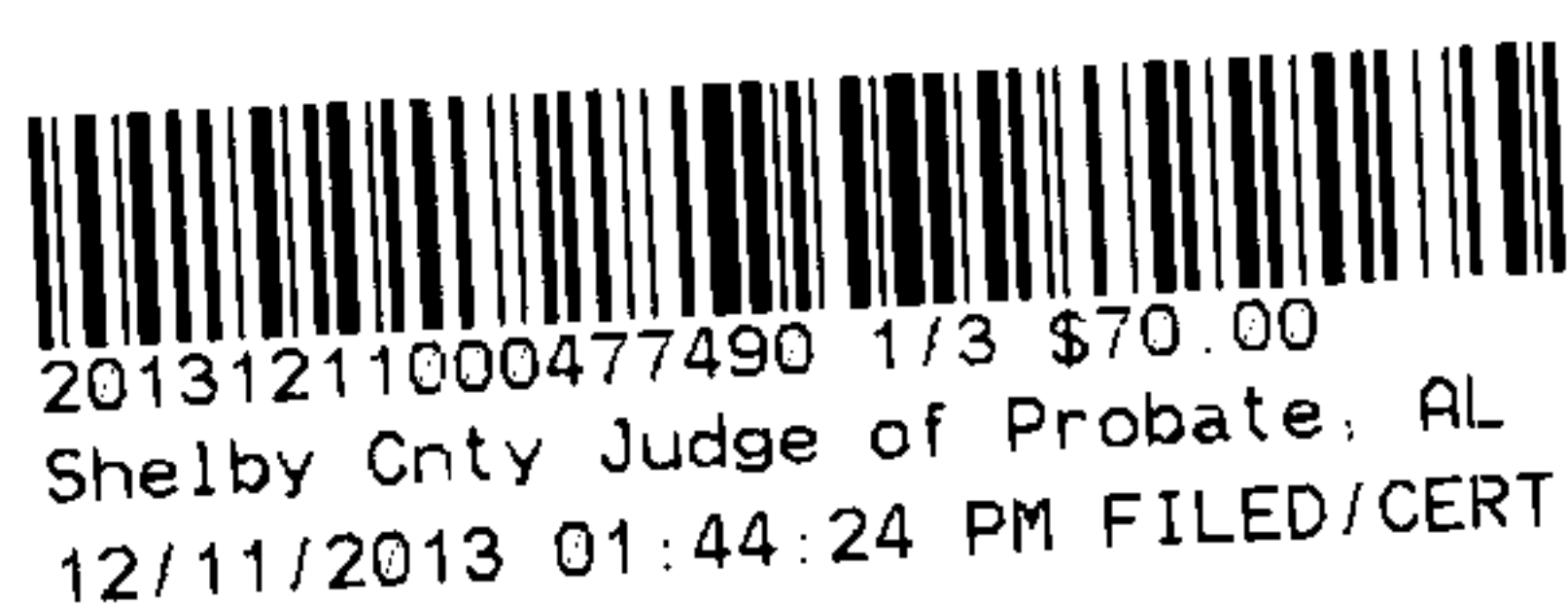
There is excepted from this conveyance and reserved all that part of the above described lot lying below that certain datum plane of 397 feet above mean sea level as more particularly set out in deed from Gulf States Paper Corporation to E.G. Hall and Effie Hall, which is recorded in Deed Book 245, page 858, in the Probate Office of Shelby County, Alabama.

Parcel II:

That part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 24 North, Range 15 East, which lies adjacent to the West boundary of Section 35, North of Waxa Subdivision, and South and East of the unnamed county roads. Situated in Shelby County, Alabama.

This conveyance is subject to subdivision restrictions, utility, drainage and sewer easements, and minimum setback lines, if any, applicable to the aforesaid property appearing of record in the Office of the Judge of Probate of Shelby, Shelby County, Alabama. This conveyance is also subject to any prior reservation, severance or conveyance of minerals or mineral rights, taxes and assessments for the year 2013 and all subsequent years and the following:

1. Restrictions, covenants, and conditions as set out in Deed Book 235, page 550, in Probate Office, but omitting any covenants or restrictions, if an, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
2. Restrictions, limitations and conditions as set out in Plat Book 5, page 5, in the Probate Office of Shelby County, Alabama.
3. Transmission Line Permit(s) granted to Alabama Power Company as shown by instrument(s) recorded in Deed Book 248, page 875, in Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 145, page 165, in Probate Office.



Shelby County, AL 12/11/2013
State of Alabama
Deed Tax: \$50.00

\$ 200,000.00 of the consideration herein was derived from a mortgage loan closed simultaneously herewith.

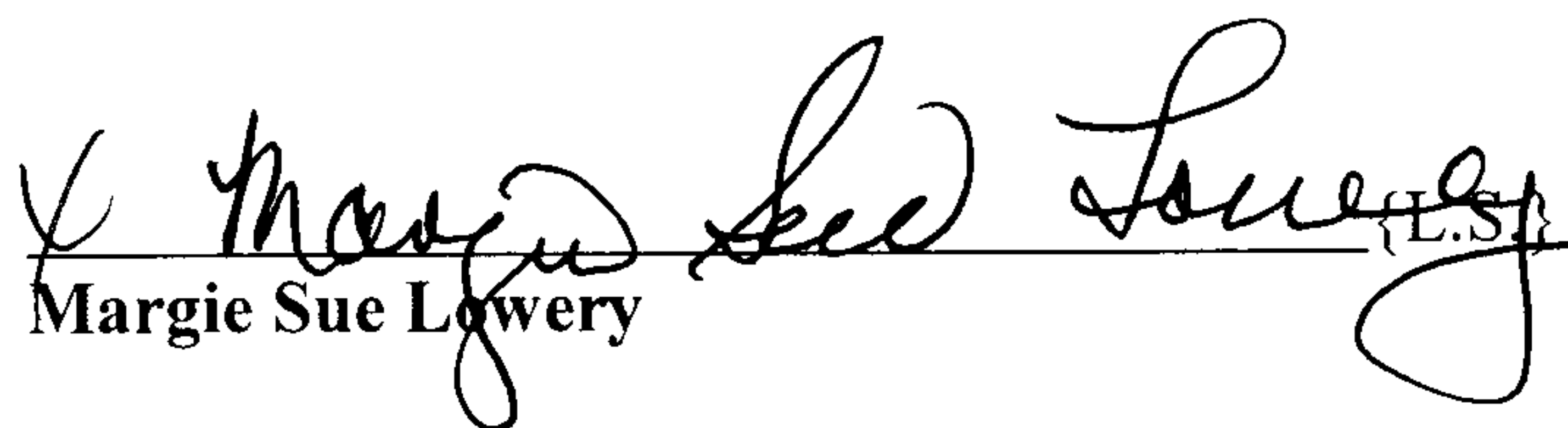
To Have and To Hold the aforegranted premises to the said Grantees for and during their joint lives and, upon the death of either of them, then to the survivor, in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And the said Grantor does, for herself, her heirs and assigns, covenant with said Grantees, their heirs and assigns, that she is lawfully seized in fee simple of said premises, that it is free from all encumbrances, except as otherwise noted above, that she has a good right to sell and convey the same as aforesaid, and that she will and her heirs and assigns shall **Warrant and Defend** the premises to the said Grantees, their heirs, personal representatives and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said Grantor has set her hand and seal this 25th day of November, 2013.



WITNESS

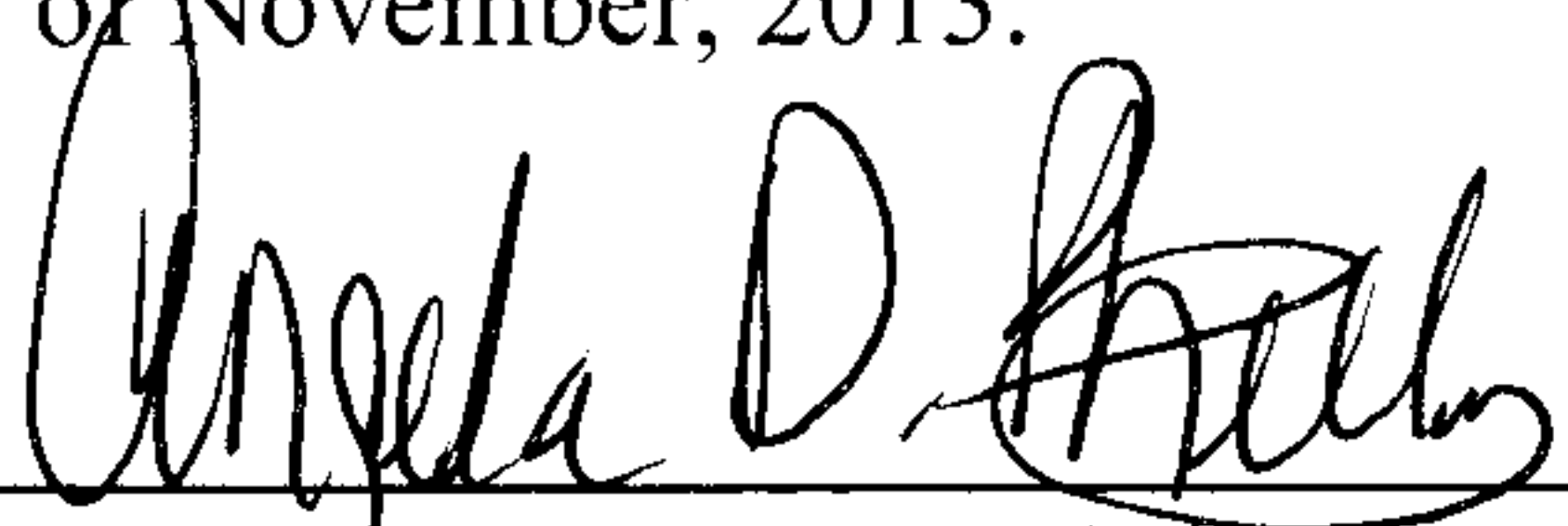


Margie Sue Lowery

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned notary public, in and for said county and state, hereby certify that **Margie Sue Lowery**, 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 seal this 25th day of November, 2013.



Notary Public Angela D. Phillips
My commission expires 01/12/2016

GRANTEES' MAILING ADDRESS:

James P. Daley
207 Milgray Hill
Calera, AL 35040

THIS INSTRUMENT PREPARED BY:

Rodney S. Parker
Attorney at Law
300 Vestavia Parkway, Suite 2300
Birmingham, AL 35216
File # 2013-09-3525




20131211000477490 2/3 \$70.00
Shelby Cnty Judge of Probate, AL
12/11/2013 01:44:24 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
Mailing Address

Margie Sue Lowery
13286 Co Rd 73
Montevallo AL 35115

Grantor's Name James P Daley and Wendy S Daley
Mailing Address 207 Milgray Hill
Calera, AL 35040

Property Address 42 Waxahatchee Circle
Shelby, AL 35143

Date of Sale 11/25/2013
Total Purchase Price \$250,000.00
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 evidenced: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☐ XXX 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 - provided 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 of the property was conveyed.

Total purchase price – the total amount paid for the purchase of the property, both real 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 not 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 11/25/13

Unattested



Print: Margie Sue Lowery

Sign

(Grantor/Grantee/Owner/Agent) circle one



20131211000477490 3/3 \$70.00
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