

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

Send Tax Notice To: Andrew M Lange
2700 19th Place South Side
Homewood, AL 35209 200

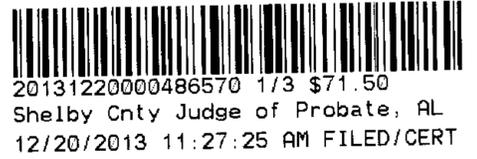
WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY



That in consideration of Two Hundred Five Thousand dollars and Zero cents (\$205,000.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frankie C. Osborn, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Andrew M Lange and Carol S Lange (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 ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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.

\$153,750.00 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, we have hereunto set our hands and seals, this 26th day of November, 2013.

_____ (Seal)	<u>Frankie C. Osborn</u> (Seal)
_____ (Seal)	Frankie C. Osborn
_____ (Seal)	_____ (Seal)
_____ (Seal)	_____ (Seal)
	_____ (Seal)
	Shelby County, AL 12/20/2013 (Seal)
	State of Alabama
	Deed Tax: \$51.50

STATE OF ALABAMA

}

General Acknowledgment

COUNTY SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frankie C. Osborn whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of November, 2013.

Michael T. Atchison
Notary Public

My Commission Expires: 10-4-16

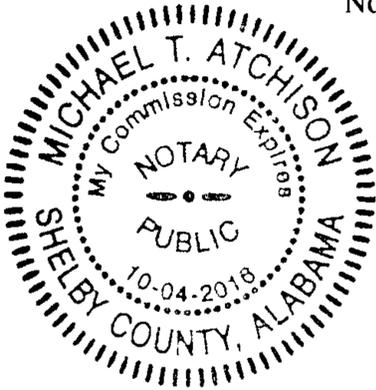


EXHIBIT A
LEGAL DESCRIPTION

A parcel of land situated in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama, and being more particularly described as follows:

Commence at the locally accepted Southwest corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 West and run N88°46'44"E along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 199.17 feet to the POINT OF BEGINNING; thence run N88°46'44"E along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 509.90 feet; thence leaving said $\frac{1}{4}$ - $\frac{1}{4}$ line run N10°38'58"E for a distance of 400.03 feet; thence run N2°41'30"W for a distance of 195.67 feet; thence run N42°43'32"W for a distance of 734.55 feet; thence run S60°21'56"W for a distance of 231.67 feet to a point on a curve to the left, said curve having a radius of 1869.86 feet, a central angle of 7°08'53", a chord length of 233.13 feet and a chord bearing of S2°44'24"W; thence run along the arc of said curve, and along the Eastern right-of-way of Shelby County Road 461, for a distance of 233.28 feet; thence continue along said Eastern right-of-way and run S0°50'02"E for a distance of 517.74 feet to the point of tangency of a curve to the left, said curve having a radius of 676.20 feet, a central angle of 7°51'05", a chord length of 92.59 feet and a chord bearing of S4°45'35"E; thence run along the arc of said curve, and along the Eastern right-of-way of Shelby County Road 461, for a distance of 92.66 feet; thence leaving said right-of-way, run N65°52'44"E for a distance of 132.39 feet; thence run S58°56'36"E for a distance of 61.02 feet; thence run S30°58'58"E for a distance of 68.74 feet; thence run S15°13'39"W for a distance of 64.23 feet; thence run S40°12'04"W for a distance of 109.18 feet to the POINT OF BEGINNING.

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, RIGHTS, EASEMENTS, RIGHTS-OF-WAY, PROVISION, COVENANTS AND BUILDING SET-BACK LINES OF RECORD.

ADDRESS: 15 HORGIS DR; CHELSEA, AL 35043


20131220000486570 2/3 \$71.50
Shelby Cnty Judge of Probate, AL
12/20/2013 11:27:25 AM 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 Frankie Osborn
Mailing Address 164 Hunter Hills Dr. Chelsea, AL 35043

Grantee's Name Andrew M Lange Carol S. Lange
Mailing Address 2700 19th Place South Homewood, AL 35209

Property Address Hwy 440 Chelsea, AL 35043

Date of Sale 11-26-13
Total Purchase Price \$ 205,000.00
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 (checked)
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 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 11-26-13

Unattested (verified by)

Print Mike J Atchison

Sign Mike J Atchison (Grantor/Grantee/Owner/Agent) circle one



20131220000486570 3/3 \$71.50
Shelby Cnty Judge of Probate, AL
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