


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
Smiddie & Tammie Avery
2108 Springdale Road
Bessemer, AL 35022

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)


20140115000014180 1/3 \$55.50
Shelby Cnty Judge of Probate, AL
01/15/2014 11:57:32 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One Hundred Seventy-Seven Thousand Five Hundred and 00/100 Dollars **(\$177,500.00)** and other good and valuable considerations, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, I, McDonald Strong, unmarried, Grantor (herein referred to as Grantor, whether one or more) whose mailing address is P.O. Box 520, Chelsea, AL 35043, grant, bargain, sell and convey unto Smiddie M. Avery and Tammie G. Avery (herein referred to as Grantees) whose mailing address is 2108 Springdale Road, Bessemer, AL 35022, for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, the address of which has a Parcel ID of 15-8-34-0-000-004.000 to-wit:

Described on Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 2014 and thereafter; (2) Easements, restrictions, and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Right of way to Alabama Power recorded in Deed Book 146, Page 389; (5) Rights of others for ingress and egress described in Deed Book 277, Page 562; (6) Any portion of subject property line within road right of way.

Grantor represents and warrants that there are no assessments owing against the property or any fire dues.

\$142,000.00 of the consideration recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, McDonald Strong, has hereunto set his hand and seal, this the 9th day of January, 2014.


McDonald Strong

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that McDonald Strong, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of January, 2014.

Shelby County, AL 01/15/2014
State of Alabama
Deed Tax: \$35.50


Notary Public

My Commission Exp. 3.1.14

COMMITMENT

Issued by

Jefferson Title Corporation

Agent for:

Stewart Title Guaranty Company

EXHIBIT "A"

File No.: S13-3976

The land referred to in this Commitment is described as follows:

From a 4' x 4' concrete Monument at the Southwest corner of the SW1/4-SE1/4 of Section 34, Township 20 South, Range 1 West, being the Point of Beginning of herein described parcel of land, run thence North along the West boundary of said SW1/4-SE1/4 for a distance of 781.29 feet to a 1/2' rebar that is 540.00 feet South of a 4' x 4' concrete Monument at the NW corner of said SW1/4-SE1/4 thence turn 89°30'00" right and run a distance of 735.00 feet to a 1/2' rebar; thence turn 89°30'00" left and run a distance of 210.00 feet to a 1/2' rebar; thence turn 91°02'11" right and run a distance of 591.61 feet to a 1' solid bar on the East boundary of aforementioned SW1/4-SE1/4 that is 330.00 feet South of a railroad rail at the NE corner of said SW1/4-SE1/4; thence turn 89°07'48" right and run a distance of 436.86 feet to a 1/2' rebar on the Northwesterly boundary of Lakewood Lane, said point being 527.53 feet North of a railroad rail at the SE corner of said SW1/4-SE1/4; thence turn 61°37'46" right and run along said lane boundary for a distance of 71.96 feet to a 1/2' rebar; thence turn 06°44'36" right and run along said lane boundary for a distance of 148.97 feet to a 1/2' rebar; thence turn 08°56'43" left and run along said lane boundary for a distance of 72.71 feet to a 1/2' rebar; thence turn 17°31'01" left and run along said lane boundary for a distance of 203.54 feet to a 1/2' rebar; thence turn 16°23'41" left and run along said lane boundary for a distance of 55.54 feet to a 1/2' rebar; thence turn 10°22'22" left and run along said lane boundary for a distance of 61.14 feet to a 1/2' rebar; thence turn 11°36'01" right and run along said lane boundary for a distance of 44.09 feet to a 1/2' rebar; thence turn 21°03'37" right and run along said lane boundary for a distance of 70.82 feet to a 1/2' rebar; thence turn 06°05'42" left and run along said lane boundary for a distance of 87.46 feet to a 1/2' rebar on the South boundary of aforementioned SW1/4-SE1/4, said point being 570.87 feet West of a railroad rail at the SE corner of said SW1/4-SE1/4; thence turn 47°08'48" right and run a distance of 753.00 feet to the Point of Beginning of herein described parcel of land. Subject to and favored by a non-exclusive 15 foot easement for Ingress and egress to wit: From the NE corner of the aforescribed parcel of land run thence West along the North boundary of said parcel of land a distance of 69.49 feet to the Point of Beginning of the centerline of herein described non-exclusive 15 foot easement for Ingress and egress; thence turn 114°26'53" left and run a distance of 91.44 feet along said easement centerline; thence turn 11°57'142" left and run a distance of 38.95 feet along said easement centerline; thence turn 07°21'53" left and run a distance of 20.49 feet along said easement centerline to a point on the East boundary of aforementioned SW1/4-SE1/4, being the P.C. of a curve, concave left; having a delta angle of 27°20'00" and tangents of 46.20 feet; thence turn 05°01'03" left and run a chord distance of 89.78 feet to a point at the P.C.; thence turn 13°26'47" left and run along said easement centerline for a distance of 21.54 feet to a point at the P.C. of a curve concave left having a delta angle of 40°29'00" and tangents of 60.22 feet; thence turn 20°27'48" left and run a chord distance of 113.00 feet to the P.T., being a point in the center of Lakewood Lane and being the Point of Termination of the centerline of herein described non-exclusive 15 foot easement for ingress and egress.

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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
McDonald Strong
Mailing Address
P.O. Box 520
Chelsea, AL 35043
Property Address
Parcel ID 15-8-34-0-000-004.000

Grantee's Name
Smiddie & Tammie Avery
Mailing Address
2108 Springdale Road
Bessemer, AL 35022
Date of Sale
January 9, 2014
Total Purchase Price \$177,500.00
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 X 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 1.9.14

Print JAMUS F. BURTON III

____ Unattested _____
(Verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

STATE OF ALABAMA)
[Signature] **COUNTY)**

I, the undersigned, a Notary Public for the State of Alabama at Large do hereby certify that JAMUS F. BURTON III, whose name is signed to the foregoing Real Estate Sales Validation Form, and who is known to me, acknowledged before me this day that, being informed of the contents of said Real Estate Sales Validation Form, he/she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9 day of JAN, 2014.

[Signature]
Notary Public
My Commission Exp. 10.22.14



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