

This Instrument was Prepared by:

Send Tax Notice To: Ronald Trout

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-14-20954

428 South Highland Ridge Lane
Chelsea, AL 35043

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

That in consideration of the sum of **Seventy Five Thousand Dollars and No Cents (\$75,000.00)**, 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 the Grantee herein, the receipt whereof is acknowledged, I or we, **Joseph Wayne Starnes, as husband and wife and Linda G. Starnes**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ronald Trout and wife, Heike Trout**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

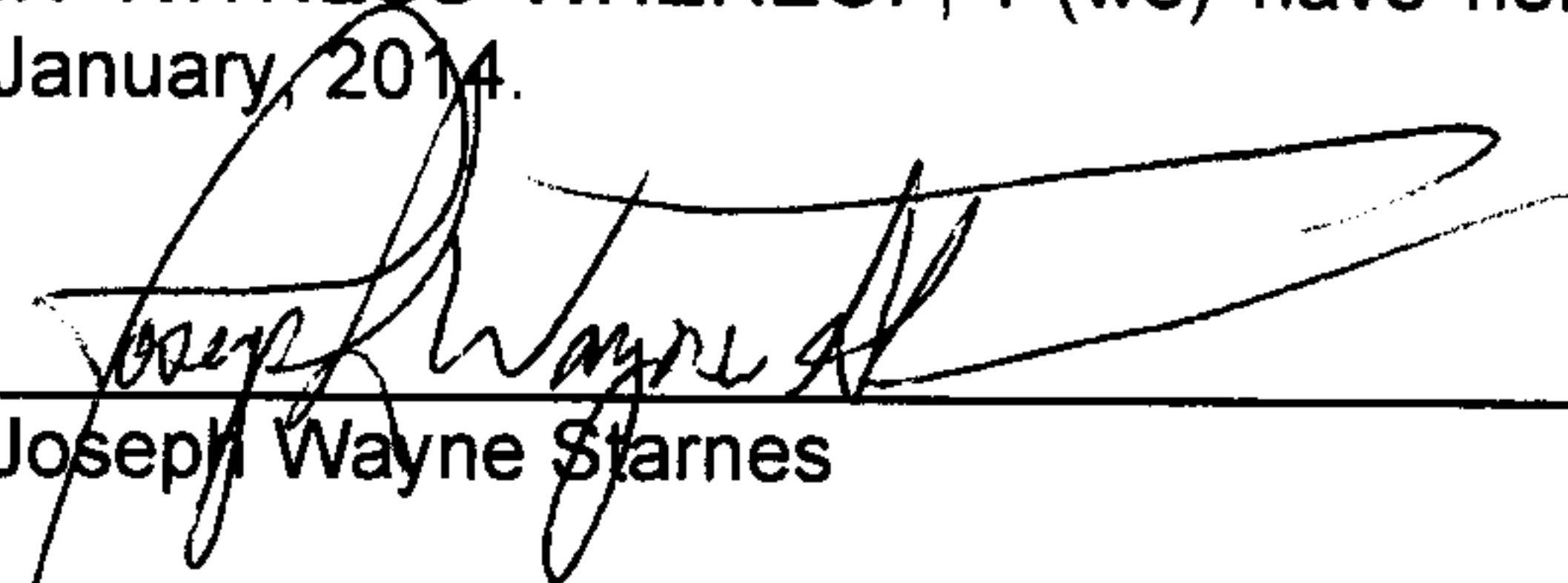
Subject to taxes for 2014 and subsequent years, property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

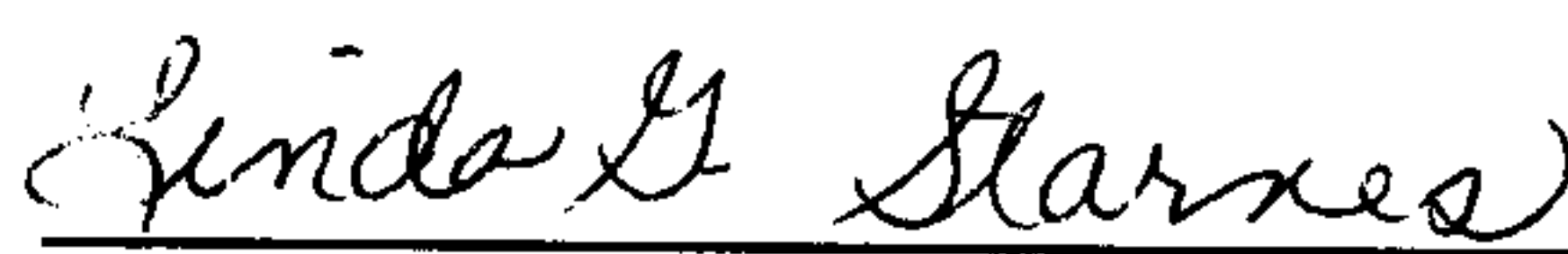
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And 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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 21st day of January, 2014.



Joseph Wayne Starnes



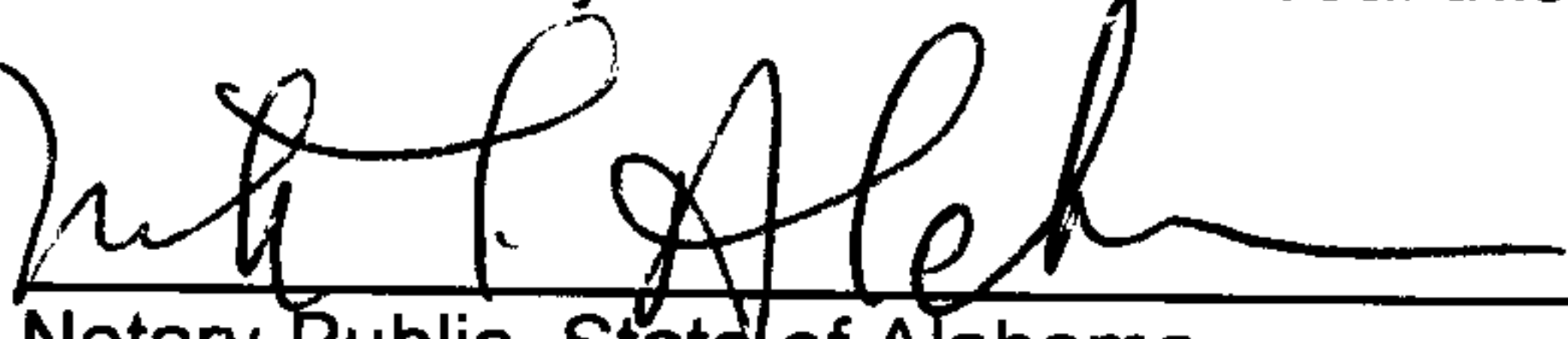
Linda G. Starnes

State of Alabama

County of Shelby

I, _____, a Notary Public in and for the said County in said State, hereby certify that Joseph Wayne Starnes, as husband and wife and Linda G. Starnes, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 21st day of January, 2014.



Notary Public, State of Alabama

My Commission Expires: October 04, 2016

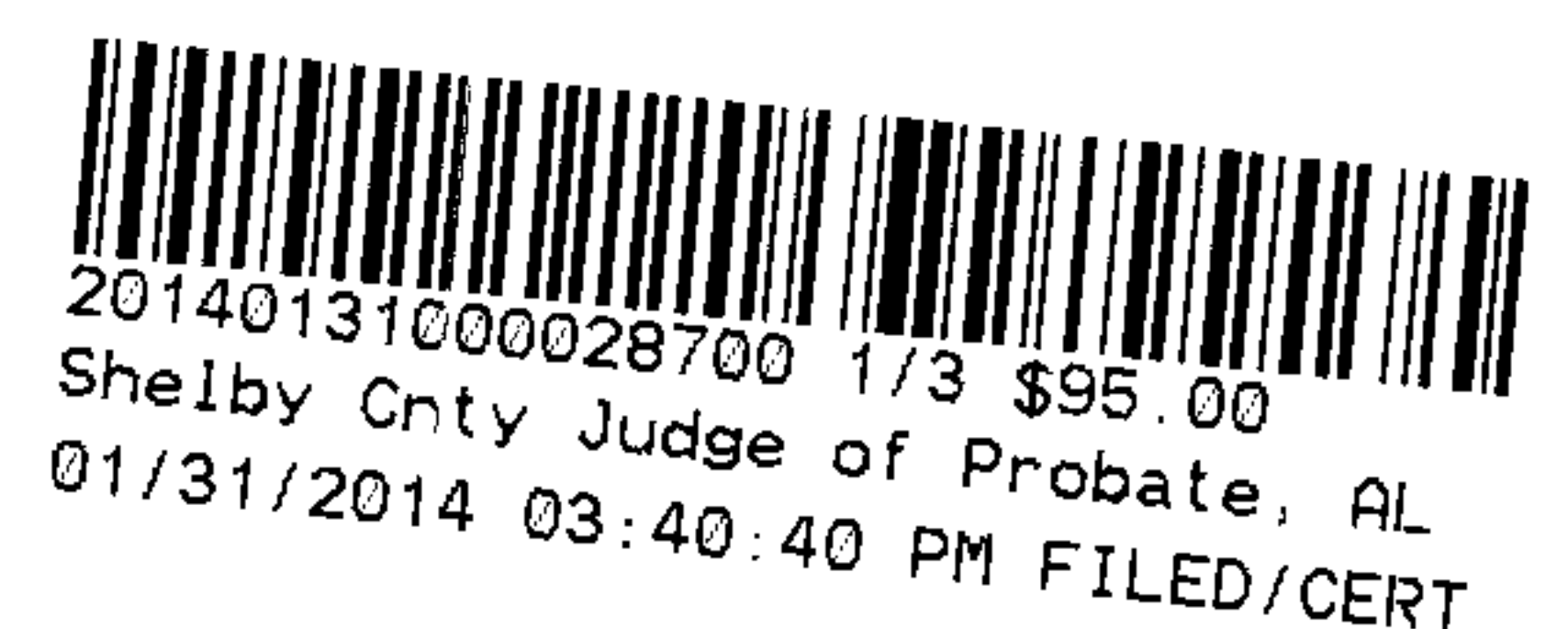
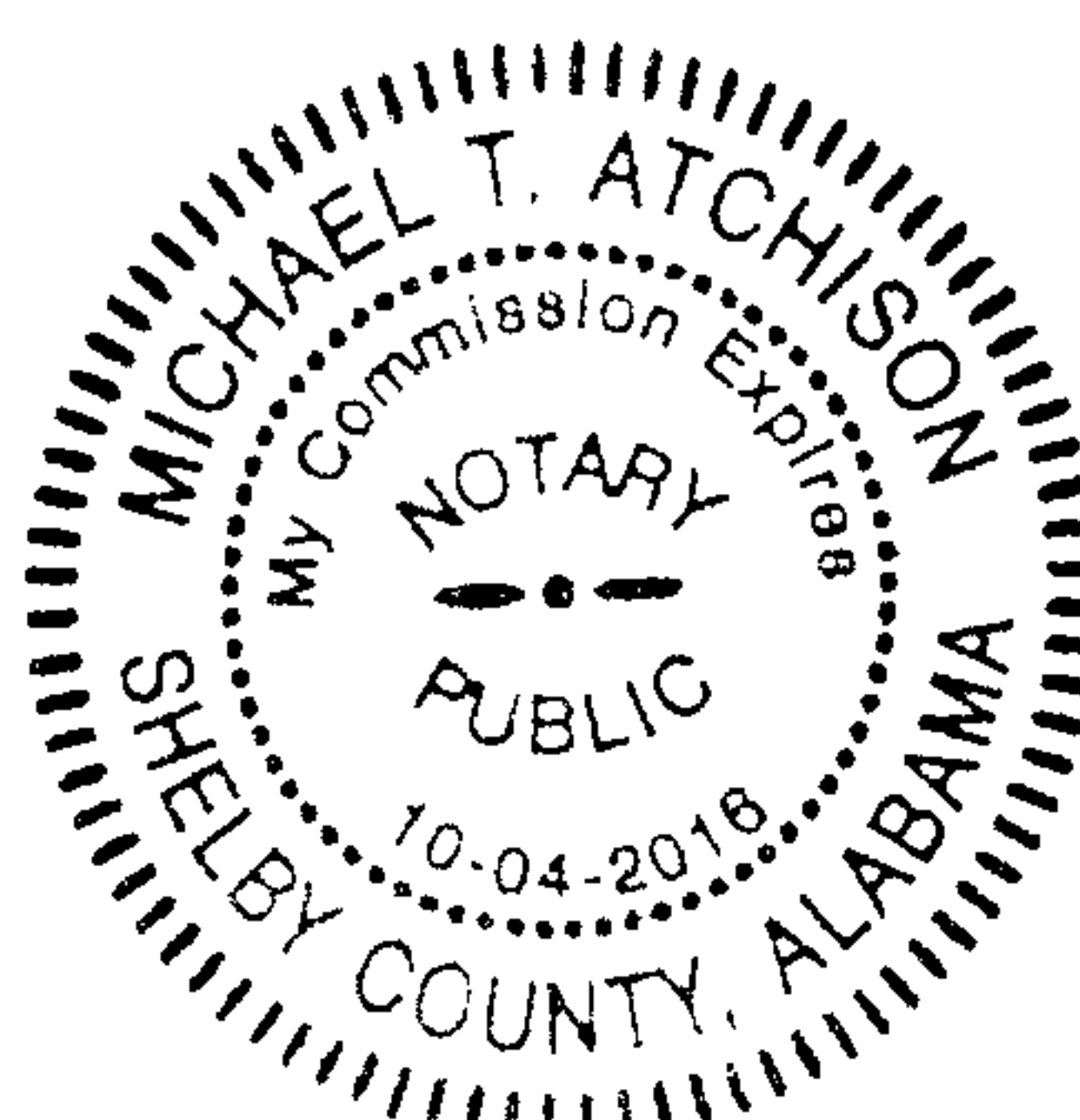


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 26, Township 24 North, Range 15 East and run thence East along the South line of said section a distance of 1,142.43 feet, more or less, to the 397 foot contour line above mean sea level, and a point thereon marked by a concrete monument placed by the Alabama Power Company, said point being the point of beginning of the parcel herein described; thence continue East along the South line of said section a distance of 180.00 feet; thence turn an angle of 58 degrees 00 minutes to the left and run a distance of 120.00 feet; thence turn an angle of 113 degrees 40 minutes to the left and run a distance of 207.45 feet to a point on said 397 foot contour line; thence run southerly along said 397 foot contour line to the point of beginning. Situated in Shelby County, Alabama.


20140131000028700 2/3 \$95.00
Shelby Cnty Judge of Probate, AL
01/31/2014 03:40:40 PM FILED/CERT

Shelby County, AL 01/31/2014
State of Alabama
Deed Tax: \$75.00

Real Estate Sales Validation Form

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

Grantor's Name Joseph Wayne Starnes
Linda G. Starnes
Mailing Address 170 Cliff Rd Sterrett
Alabama 35147
Property Address 355 Amanda Lane
Shelby, Alabama 35143

Grantee's Name Ronald Trout
Mailing Address 428 South Highland Ridge
Chelton AL 35043
Date of Sale January 21, 2014
Total Purchase Price \$75,000.00
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
☒ 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 of 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 January 22, 2014

Print Linda G. Starnes

Sign Linda G. Starnes

((Grantor/Grantee/Owner/Agent) circle one)

Unattested

(verified by)

20140131000028700 3/3 \$95.00
Shelby Cnty Judge of Probate, AL
01/31/2014 03:40:40 PM FILED/CERT

Form RT-1