

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Gregory Warren and Tammy Warren
690 Salem Rd.
Montevallo, AL 35115

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Fifty eight thousand and no/100 (\$58,000.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Bette Whitburn Nix, an unmarried woman** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Gregory Warren and Tammy Warren** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$46,400.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, 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 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 18th day of February, 2014.


Bette Whitburn Nix

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, Kelly B. Furgerson, a Notary Public in and for said County, in said State, hereby certify that **Bette Whitburn Nix, an unmarried woman**, 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 this conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of February, 2014.

KELLY B. FURGERSON
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
October 20, 2014

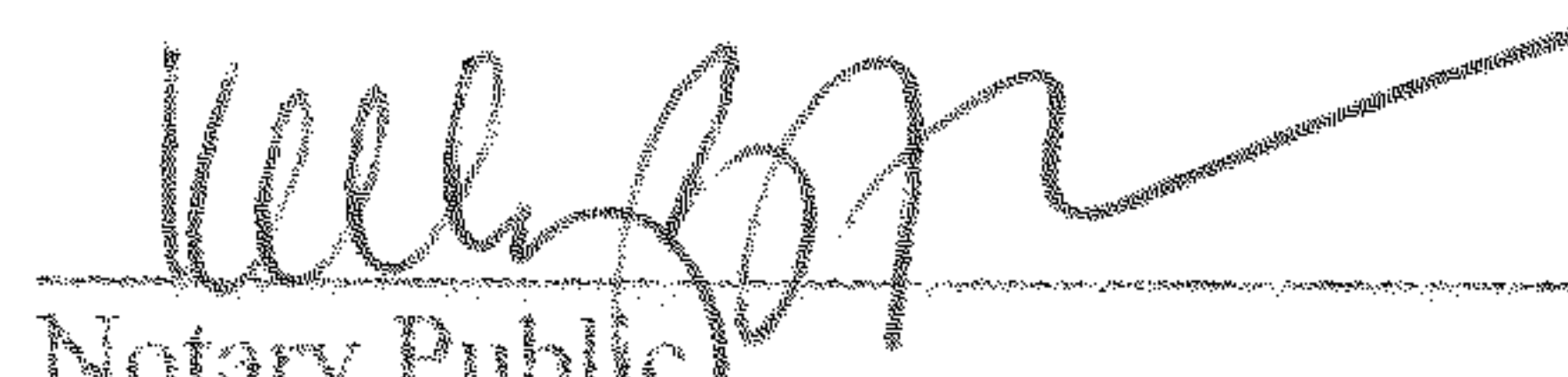

Notary Public
My Commission Expires: 10-20-14

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NW ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 3 WEST, SHELBY COUNTY, ALABAMA, LOCATED WITHIN THE CITY OF MONTEVALLO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 3 WEST, IN SHELBY COUNTY, ALABAMA, AND RUN NORTH 89°52'39" EAST FOR A DISTANCE OF 293.03 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°52'39" EAST FOR A DISTANCE OF 235.00 FEET TO AN IRON PIN; THENCE RUN SOUTH 1°42'18" EAST FOR A DISTANCE OF 329.07 FEET TO AN IRON PIN; THENCE RUN SOUTH 89°53'52" WEST FOR A DISTANCE OF 235.00 FEET TO AN IRON PIN; THENCE RUN NORTH 1°42'18" WEST FOR A DISTANCE OF 328.99 FEET TO THE POINT OF BEGINNING.

ALSO: A NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS A PORTION OF THESE ¼ OF THE NW ¼ AND THE SW ¼ OF THE NE ¼ OF SECTION 16 OF TOWNSHIP 22 SOUTH, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 40 FEET IN WIDTH LYING IMMEDIATELY NORTH OF AND PARALLEL TO A LINE DESCRIBED AS BEGINNING AT THE SW CORNER OF THE SE ¼ OF THE NW ¼ OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA, AND RUN NORTH 89°52'39" EAST FOR A DISTANCE OF 1368.97 FEET TO THE SE CORNER OF SAID ¼ ¼ SECTION; THENCE CONTINUE ON SAID COURSE FOR A DISTANCE OF 428.03 FEET TO THE SE BOUNDARY OF SAID FORTY FOOT WIDE EASEMENT.

ALONG WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS OVER AND ACROSS A PORTION OF THE NW ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 22 NORTH, RANGE 3 WEST, IN SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW ¼ OF THE SE ¼ OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 3 WEST IN SHELBY COUNTY, ALABAMA AND RUN NORTH 89°52'39" EAST FOR A DISTANCE OF 243.03 FEET FOR THE POINT OF BEGINNING OF THIS NON-EXCLUSIVE EASEMENT AND RIGHT OF WAY; THENCE CONTINUE NORTH 89°52'39" EAST FOR A DISTANCE OF 328.99 FEET TO AN IRON PIN; THENCE RUN SOUTH 89°53'52" WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 1°42'18" WEST FOR A DISTANCE OF 328.99 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS AND EXCEPT EASEMENT CONVEYED TO BETTY JOYCE MERCHANT NIX IN INSTRUMENT NO. 20140203000030230.

Real Estate Sales Validation Form

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

Grantor's Name Bette Whitburn Nix
 Mailing Address 250 Kiowa St.
Montevallo, AL 35115

Grantee's Name Gregory Warren
 Mailing Address Tammy Warren
690 Salem Rd.
Montevallo, AL 35115

Property Address 690 Salem Rd.
Montevallo, AL 35115

Date of Sale 02/18/2014
 Total Purchase Price \$ 58,000.00

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 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 2/18/14

Print Kelly B. Furgerson

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1



Filed and Recorded
 Official Public Records
 Judge James W. Fuhrmeister, Probate Judge,
 County Clerk
 Shelby County, AL
 02/19/2014 10:19:30 AM
 \$32.00 CHERRY
 20140219000045050

[Signature]