

This Instrument Was Prepared By:
Neil C. Clay
Attorney at Law
1725 2nd Avenue, North
Bessemer, Alabama 35020
(205) 426-2020

Send Tax Notice To:
Thomas Pack
440 Maxwell Road SE
Bessemer, AL 35022

STATE OF ALABAMA
SHELBY COUNTY

Warranty Deed, Jointly for Life with Remainder to Survivor

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Thirty Six Thousand and Ten and no/100---DOLLARS (\$136,000.00) to the undersigned Grantor(s), in hand paid by the Grantee(s) herein, the receipt whereof is acknowledged, I (We), **Wayne Edgeworth and Sonya Edgeworth**, (Husband and Wife) (herein referred to as Grantor(s), whose address is 9001 Hwy 145, Clanton, AL 35046 do grant, bargain, sell and convey unto **Myra Tyler and husband, Charles W Stamps and Thomas Pack, a single man**, (herein referred to as Grantees) whose address is 440 Maxwell Rd SE, 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, to-wit:

Legal Description attached as Exhibit A hereto

Together with a 1987 Starcraft 14 x 60 Mobile Home bearing serial no. 1874. Located on and attached to said property.

Subject to:

1. Any taxes for the year 2014, a lien not yet due and payable.
2. Mineral and mining rights are excepted.
3. Subject to the easement and restrictions of record.
4. Subject to Riparian or other rights by the fact that the land fronts lay lake.
5. Subject to rights of way and easements that may be of record or evidenced through use.
6. Subject to easements or other uses of the land not visible from the surface, or easements or claims of easements not shown by the public record.
7. Subject to all planning, zoning, health and other governmental regulations affecting the property.
8. Subject to existing utilities and location of utilities, Including but not limited to all public utilities, private utilities, propane gas tank, sewer septic tank, septic field lines, electric power lines, telephone lines, cable tv lines and domestic water lines.
9. Subject to "Final Consent Order" Shelby County Case No. 2001-966 filed April 6, 2005.
10. Subject to restrictive covenants of Lay Lake Home Owners/ Boat Owners Association, if any.
11. Subject to 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 357 Page 654.
12. Subject to flood rights acquired by Alabama Power Company as set out in Deed Book 242 Page 369 and in Deed Book 248 Page 287.
13. Subject to rights of others the use of easements for ingress and egress as described on survey of Joseph E. Conn Jr. dated July 8, 1991.
14. Subject to the rights of way granted to South Central Bell Telephone. & Telegraph Co as set out

in Deed Book 303 Page 731.

15. Subject to rights of way granted to Alabama Power Company as set out in Deed Book 333, Page 523.

The legal description was furnished by the Grantor(s). No opinion or representation is made as to condition of title as no title search has been conducted.

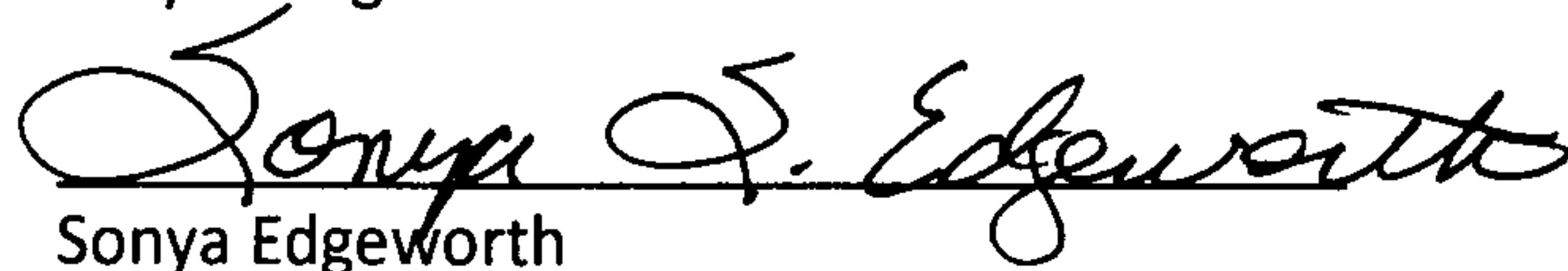
TO HAVE AND TO HOLD to the said Grantee(s) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

It is the intention of the grantees herein that title to the property is held jointly with the right of survivorship and the joint tenancy shall not be extinguished upon the death of the first grantee to die or the subsequent death of any of the remaining surviving grantees. The joint tenancy with right of survivorship shall continue to remain in full force and effect and upon the subsequent death of any of the then surviving grantee(s) any and all of the decedents undivided fractional interest shall continue to pass to the remaining surviving grantee(s) in equal parts until the entire interest in fee simple passes to the last surviving grantee.

And I (We) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said Grantees, his/her (their) heirs and assigns, that I (We) am 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, his/her (their) heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (We) have hereunto set my (our) hand and seal, this 7th day of March, 2014.


Wayne Edgeworth


Sonya Edgeworth

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Wayne Edgeworth and Sonya Edgeworth**, (Husband and Wife) whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me, that being informed of the contents of the conveyance, they executed the same on the day the same bears date.

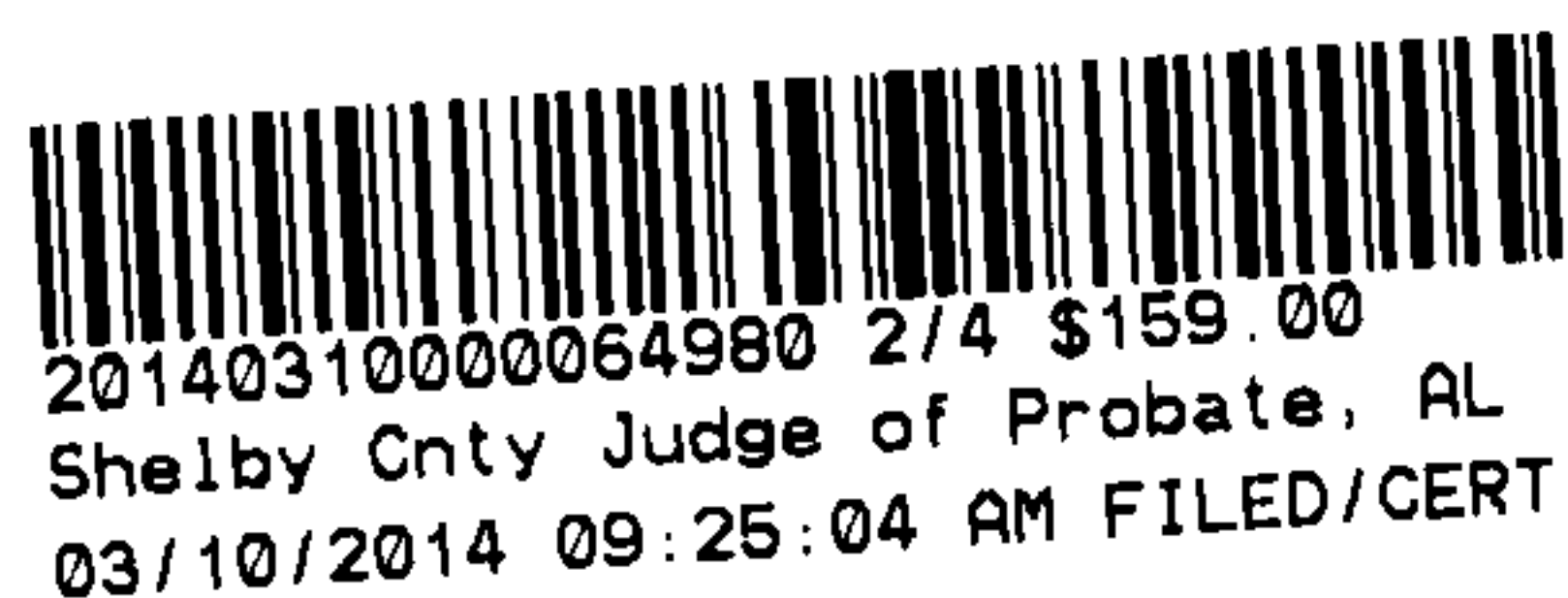
Given under my hand and official seal this the 7th day of March, 2014.


Notary Public

Commission expires:

JILL A. RIZZO

9.2.2016



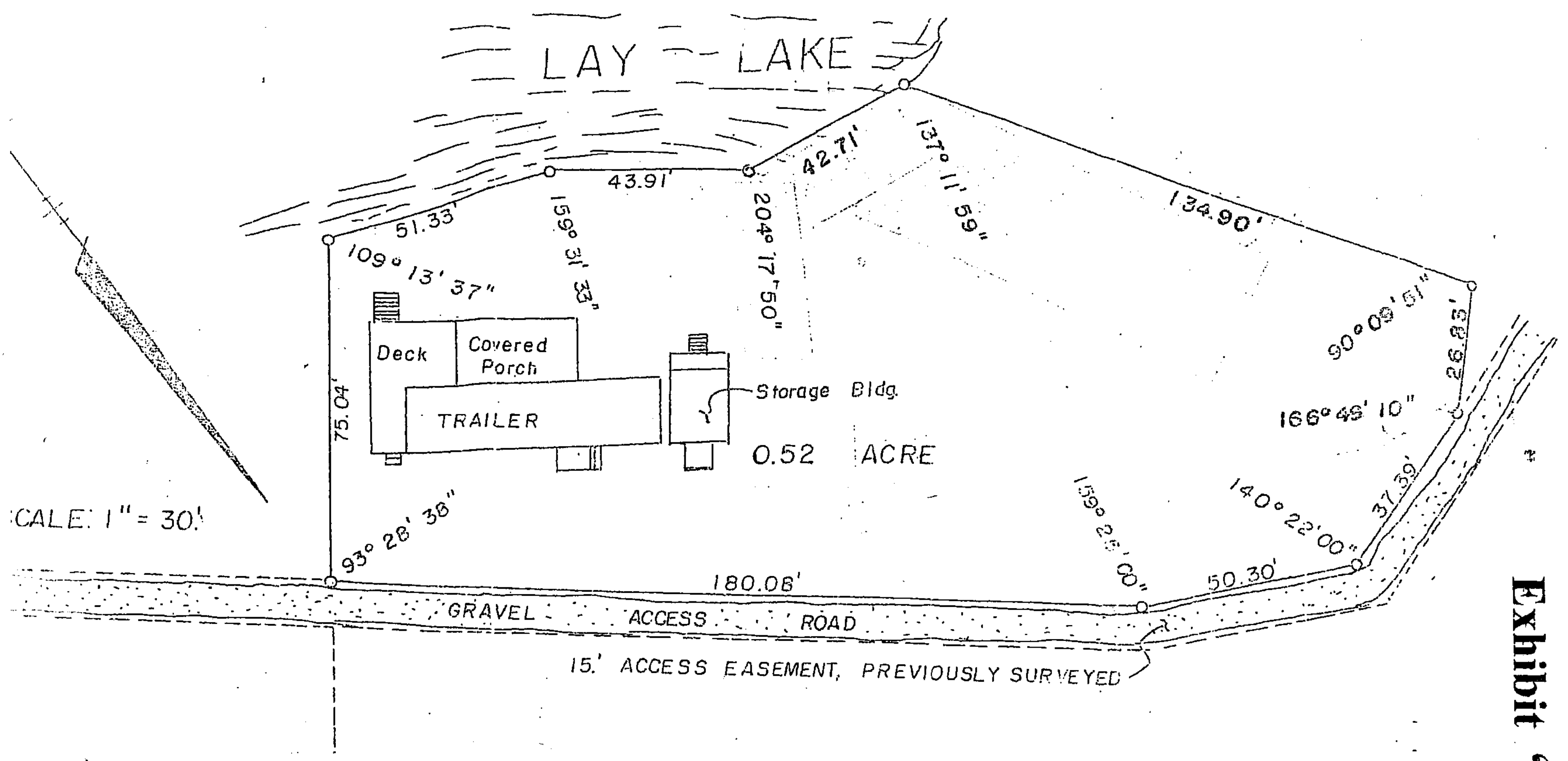


Exhibit "A"

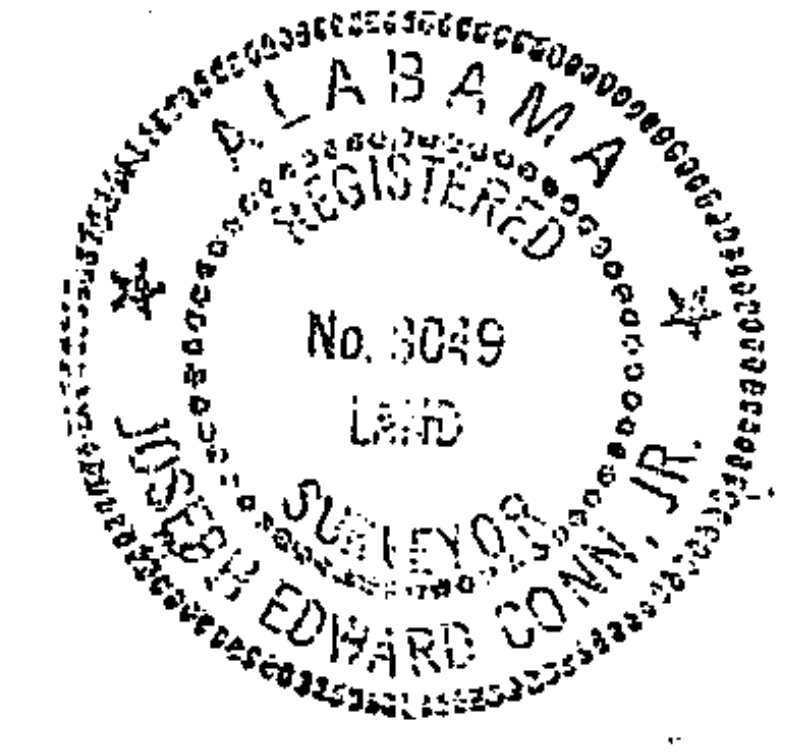
State of Alabama
County of Shelby

I, Joseph E. Conn, Jr, a Registered Professional Land Surveyor in the State of Alabama do hereby certify that this is a true and correct plat of my survey as shown hereon and described as follows:

Commence at the southwest corner of Section 25, Township 24 north, Range 15 east, Shelby County, Alabama and run thence easterly along the south line of said Section 25 a distance of 895.58' to a point, Thence turn 94°02' left and run northerly a distance of 410.53' to a point, Thence turn 89°17' right and run easterly a distance of 173.12' to a point, Thence turn 57°02'39" right and run southeasterly a distance of 368.53' to the point of beginning of the property being described, Thence turn 86°31'22" right and run southwesterly a distance of 75.04' to a point on the private property line contour of Lay Lake, Thence turn 70°46'23" right and run along said contour line and the water line edge of said Lay lake a distance of 51.33' to a point, Thence turn 20°28'27" right and continue along water line contour a distance of 43.91' to a point, Thence turn 24°17'50" left and continue along said water line contour a distance of 42.71' to a point, Thence turn 42°48'01" right and run a distance of 134.90' to a point, Thence turn 89°50'09" right and run a distance of 26.83' to a point, Thence turn 13°10'50" right and run along the edge of a access road a distance of 37.39' to a point, Thence turn 39°38'00" right and continue along edge of said road a distance of 50.30' to a point, Thence turn 20°35'00" right and continue along edge of said road a distance of 180.08' to the point of beginning, containing 0.52 of an acre and subject to any and all easements, restrictions, limitations and/ or agreements of probated record or applicable law.

According to my survey of September 10, 1991 Joseph E. Conn, Jr A.P.L.S. # 9049

File No. 4228
Benoskie, Ken
Lay Lake, sept, 1991



20140310000064980 3/4 \$159.00
Shelby Only Judge of Probate, AL
03/10/2014 09:25:04 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 WAYNE + Sonya Edgeworth
Mailing Address 9001 Hwy 115
CLANTON AL 35046

Grantee's Name Thomas Pack
Mailing Address 440 Maxwell Rd
Bessemer AL 35022

Property Address Long Legal

Date of Sale 03-07-2014

Total Purchase Price \$ 136,000.00

or

Actual Value \$ 136,000.00

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 DEED

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).

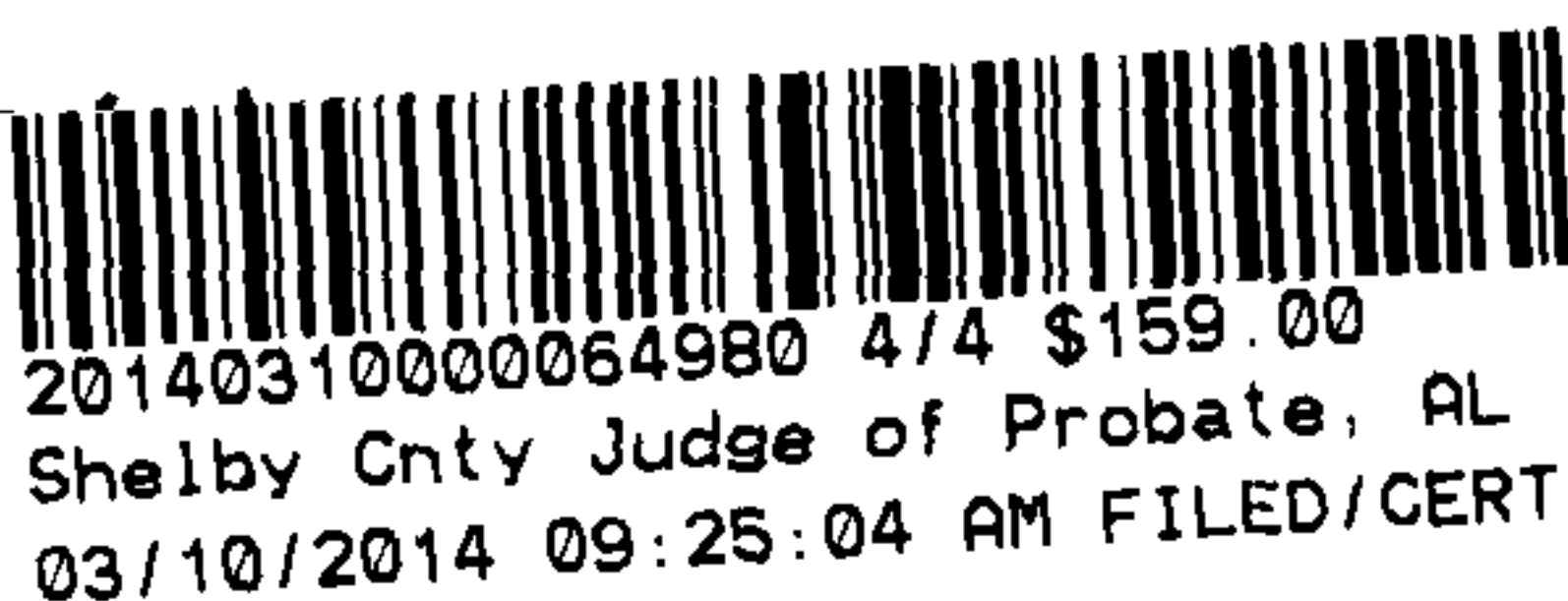
I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date _____

Print

Thomas Pack

Una*



Sign

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1