

This Instrument was Prepared by:

Send Tax Notice To: George Lutz

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: Mv-14-21092

AL 890 E IVINA RD  
HELENA AL 35080

## 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 **Thirty Five Thousand Dollars and No Cents (\$35,000.00)**, 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, **Edna Ruth Keller, A SINGLE WOMAN** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **George Lutz and Sherrie R. Lutz** (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

**Property may be subject to taxes for 2014 and subsequent years, 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.

**Edna Ruth Keller is the surviving grantee in that certain deed recorded in Real Book 180, Page 150, in the Probate Office of Shelby County, Alabama. The other grantee, James E. Keller, is deceased, having died June 9 2013.**

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 26th day of March, 2014.

Edna Ruth Keller  
Edna Ruth Keller

20140327000085370 1/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 10:46:01 AM FILED/CERT

State of Alabama

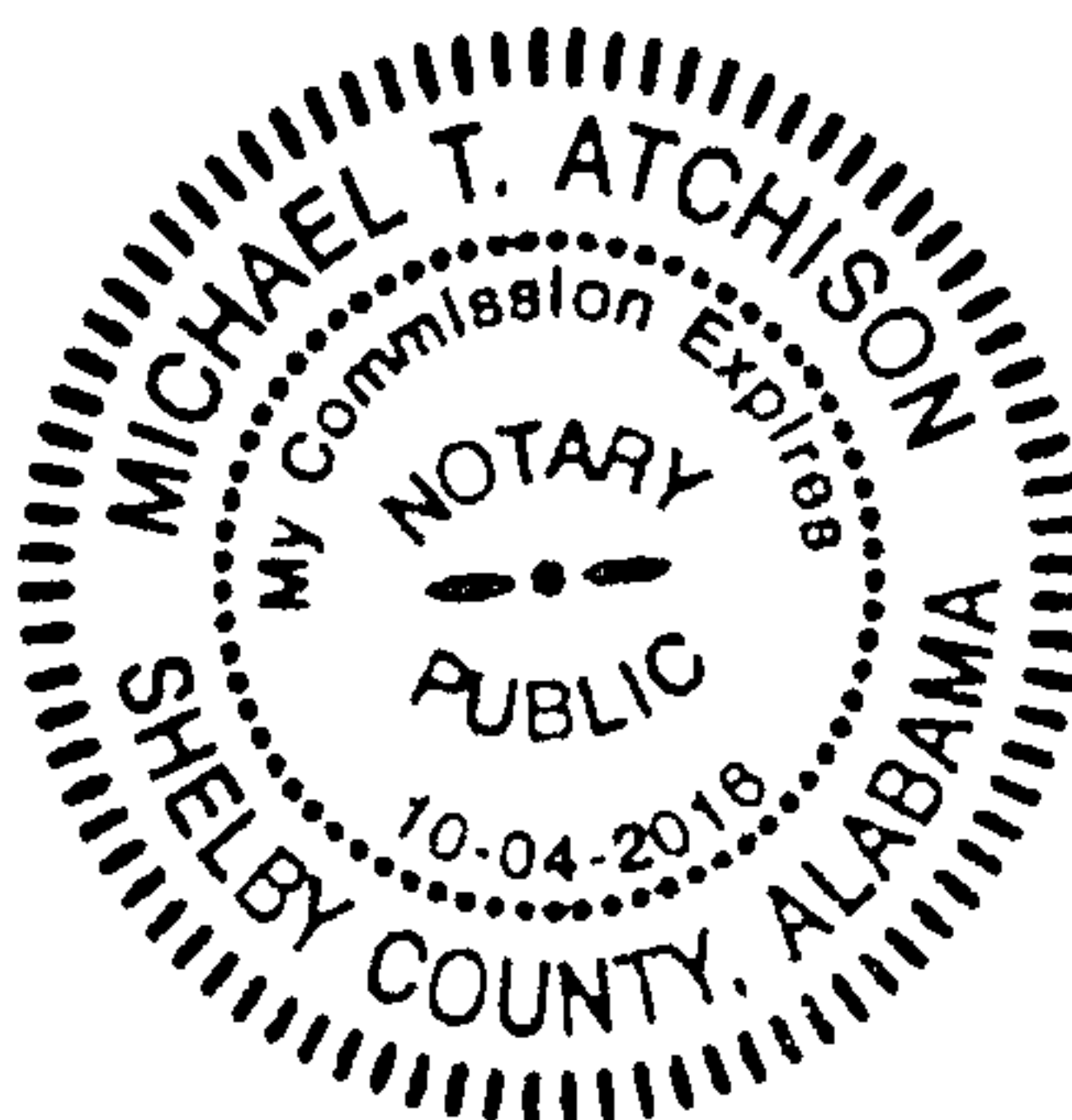
County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Edna Ruth Keller, 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 26th day of March, 2014.

Mike T. Atchison  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: October 04, 2016

Shelby County, AL 03/27/2014  
State of Alabama  
Deed Tax: \$35.00



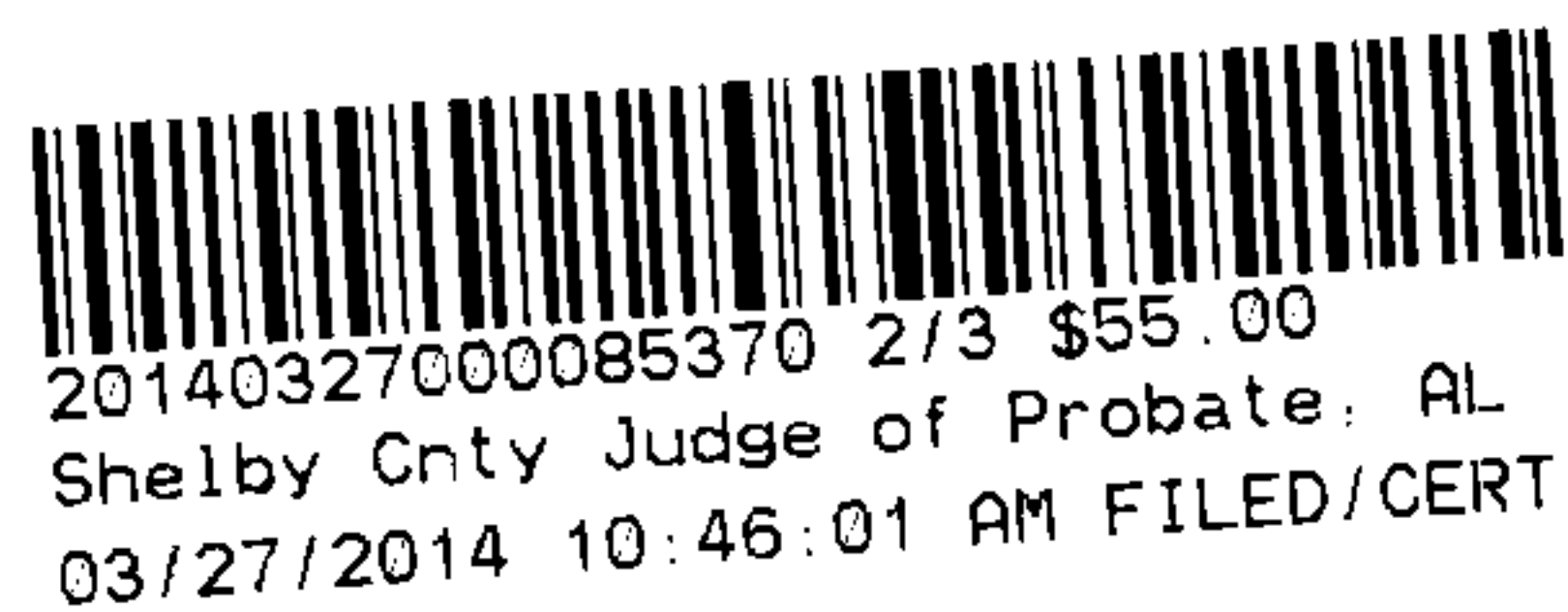


**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 4, according to the map and survey of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama. Said lot also described as follows: The East 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 27, Township 20 South, Range 4 West, Shelby County, Alabama.

SUBJECT TO: A non-exclusive easement or ingress and egress across Lots 1 and 2, as shown on map of Mountaintop Farms, as recorded in Map Book 12, Page 9, in the Probate Office of Shelby County, Alabama.

SUBJECT TO; A non-exclusive easement for ingress and egress along the following described private road: Commence at the Northwest corner of the Northwest 1/4 of the Southeast 1/4 of Section 22, Township 20 South, Range 4 West; thence run easterly along the North line of said 1/4-1/4 86.14 feet to a point in the centerline of South Shades Crest Road; thence run 41 degrees 29 minutes 03 seconds left and run northeasterly along the centerline of said South Shades Crest Road 121.40 feet to the point of beginning of a 50 foot easement lying 25 feet on either side of the following described centerline: from the point of beginning thus obtained thence turn 90 degrees right from the last described course and run southeasterly 21.36 feet to the point of beginning. of a curve to the right having a central angle of 41 degrees 20 minutes 07 seconds and a radius of 175 feet; thence run along the arc of said curve 126.25 feet to the end of said curve; thence continue along the tangent if extended of the last described curve and run southerly 310.00 feet; thence turn 59 degrees 24 minutes 23 seconds left and run southeasterly 106.75 feet; thence turn 122 degrees 58 minutes 39 seconds right and run southwesterly 101.62 feet; thence turn 6 degrees 47 minutes 56 seconds left and run southwesterly 86.02 feet; thence turn 22 degrees 10 minutes 32 seconds left and run southwesterly 170.37 feet; thence turn 33 degrees 09 minutes 18 seconds left and run southwesterly 299.31 feet; thence turn 20 degrees 19 minutes 51 seconds left and run southeasterly 97.03 feet; thence turn 30 degrees 33 minutes 48 seconds left and run southeasterly 228.82 feet; thence turn 13 degrees 50 minutes 14 seconds right and run southeasterly 256.11 feet; thence turn 11 degrees 34 minutes 07 seconds right and run southeasterly 303.94 feet; thence turn 33 degrees 07 minutes 52 seconds left and run southeasterly 470.97 feet; thence turn 14 degrees 01 minute 19 seconds left and run southeasterly 147.58 feet; thence turn 25 degrees 58 minutes 43 seconds left and run northeasterly 229.75 feet; thence turn 56 degrees 03 minutes 32 seconds right and run southeasterly 282.28 feet; thence turn 36 degrees 15 minutes 43 seconds left and run southeasterly 96.10 feet; thence turn 127 degrees 53 minutes 07 seconds right and run southwesterly 217.29 feet; thence turn 42 degrees 04 minutes 11 seconds left and run southwesterly 299.69 feet; thence turn 18 degrees 44 minutes 57 seconds left and run southerly 43.99 feet to the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 22, said point being 30 feet West of the Southeast corner of said 1/4-1/4 section, said point also being the end of said easement, located in Jefferson County, Alabama.



# Real Estate Sales Validation Form

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

Grantor's Name	Edna Ruth Keller	Grantee's Name	George Lutz
Mailing Address	7182 Allison Bonnett Memorial Dr AL Hueytown AL 35027	Mailing Address	890 Elvira Road Helena AL 35080
Property Address	Acroye Helena, AL	Date of Sale	March 26, 2014
		Total Purchase Price	\$35,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 March 24, 2014

Print Edna Ruth Keller

Unattested

(AC)  
(verified by)

Sign Edna Ruth Keller  
(Grantor/Grantee/Owner/Agent) circle one

20140327000085370 3/3 \$55.00  
Shelby Cnty Judge of Probate, AL  
03/27/2014 10:46:01 AM FILED/CERT

Form RT-1