

This instrument was prepared without
benefit of title evidence by:

Grantees' address:
108 Hunset Mill Lane
Pelham, AL 35124

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100 DOLLARS (\$7,000.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Shawn Louise Yarbrough, unmarried (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Walter E. Yarbrough and Pinnie H. Yarbrough (herein referred to as GRANTEES) 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:

See attached Exhibit A for legal description. The property being conveyed is Parcel 2A as shown on the plat prepared by Rodney Shiflett Surveying, dated March 25, 2014, attached hereto as Exhibit B.

Subject to easements, rights of way, restrictions, covenants, conditions, and encumbrances of record.

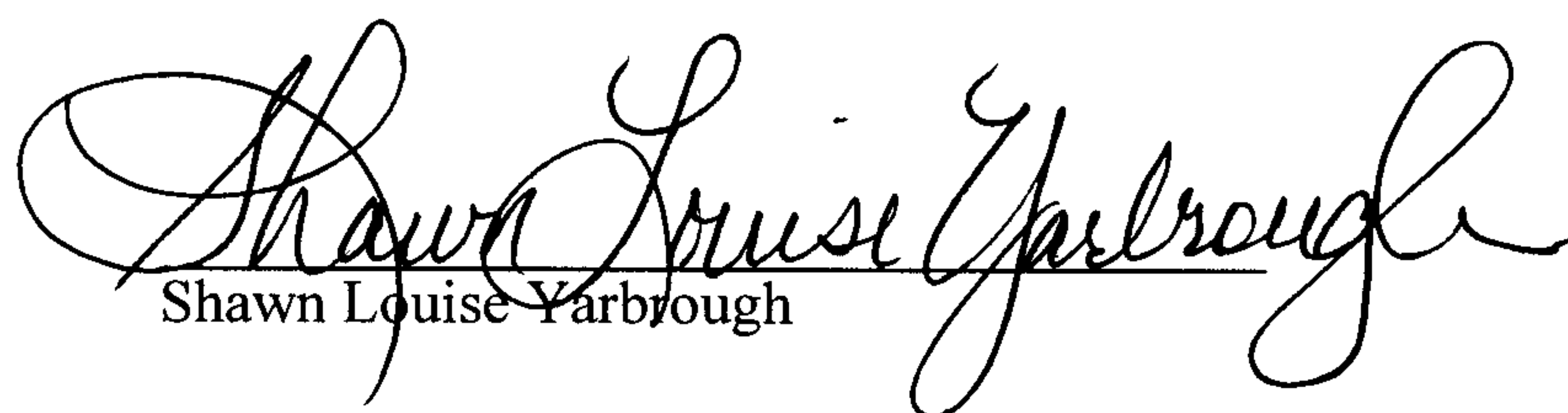
GRANTOR reserves a right of first refusal to repurchase the described property on the same terms as a bona fide third party offer to purchase received by GRANTEE. This right must be exercised within 30 days of receipt of notice of the terms of such third party offer or be lost. This right is personal to GRANTOR and shall terminate 30 years after the date of execution of this deed.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is

lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this
31st day of March, 2014.


Shawn Louise Yarbrough

STATE OF ALABAMA

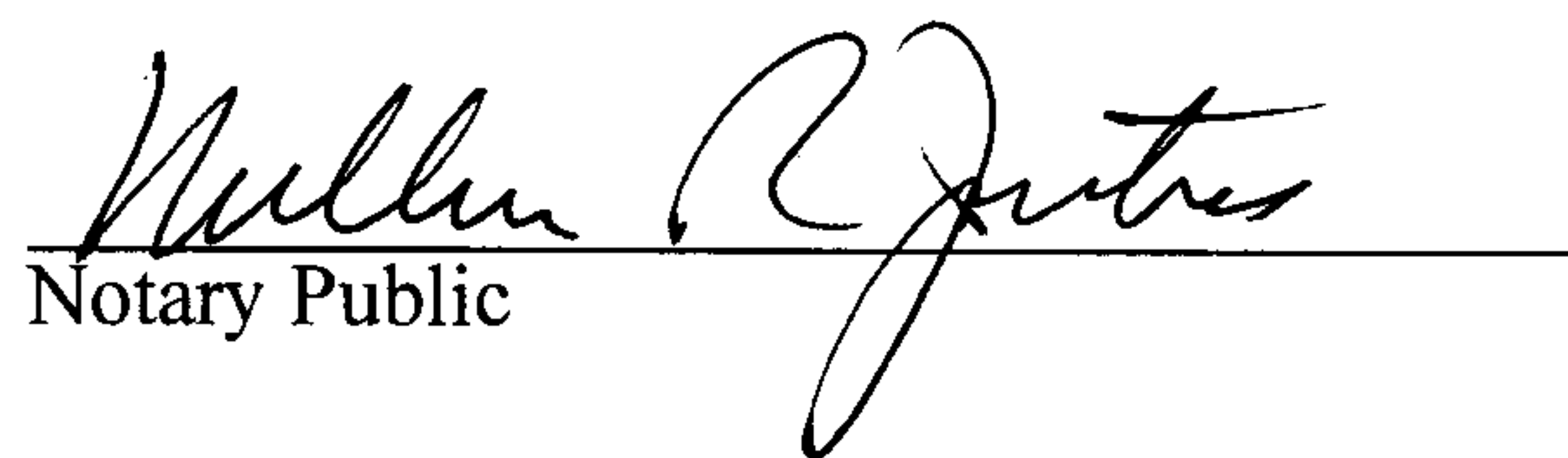
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Shawn Louise Yarbrough, 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 the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of March, 2014.




Notary Public



20140401000091210 2/5 \$33.00
Shelby Cnty Judge of Probate, AL
04/01/2014 08:35:30 AM FILED/CERT

EXHIBIT A

PARCEL 2A

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 2 West, Shelby County, Alabama; thence N01°24'43"W, a distance of 408.21'; thence N00°46'37"W, a distance of 302.30' to the POINT OF BEGINNING; thence N87°07'41"E, a distance of 316.25'; thence N04°19'46"W, a distance of 445.30'; thence S36°55'30"W, a distance of 75.62'; thence S26°56'54"W, a distance of 144.99'; thence S18°54'56"W, a distance of 108.38'; thence S32°09'26"W, a distance of 68.65'; thence S42°13'58"W, a distance of 147.93' to the POINT OF BEGINNING.

Said Parcel containing 1.50 acres, more or less.

Including the following described easements:

EASEMENT A – A 15' Ingress/Egress & Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

Commence at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9; thence N01°24'43"W, a distance of 408.21'; thence N20°17'45"W, a distance of 260.72' to a point on the Easterly R.O.W. line of Shelby County Highway 213, said point being the POINT OF BEGINNING OF SAID CENTERLINE; thence N65°33'45"E, a distance of 44.73'; thence N49°18'07"E, a distance of 60.17'; thence N42°13'58"E, a distance of 147.93'; thence N32°09'26"E, a distance of 68.65'; thence N18°54'56"E, a distance of 108.38'; thence N26°56'54"E, a distance of 144.99'; thence N36°55'30"E, a distance of 75.62'; thence N53°10'01"E, a distance of 80.22'; thence N45°42'47"E, a distance of 105.71'; thence N36°52'32"E, a distance of 87.83'; thence N52°58'49"E, a distance of 104.00'; thence N64°34'07"E, a distance of 60.76'; thence N83°27'33"E, a distance of 20.69' to the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT B – A 15' Ingress/Egress & Utility Easement, lying 7.5' either side of and parallel to the following described centerline:

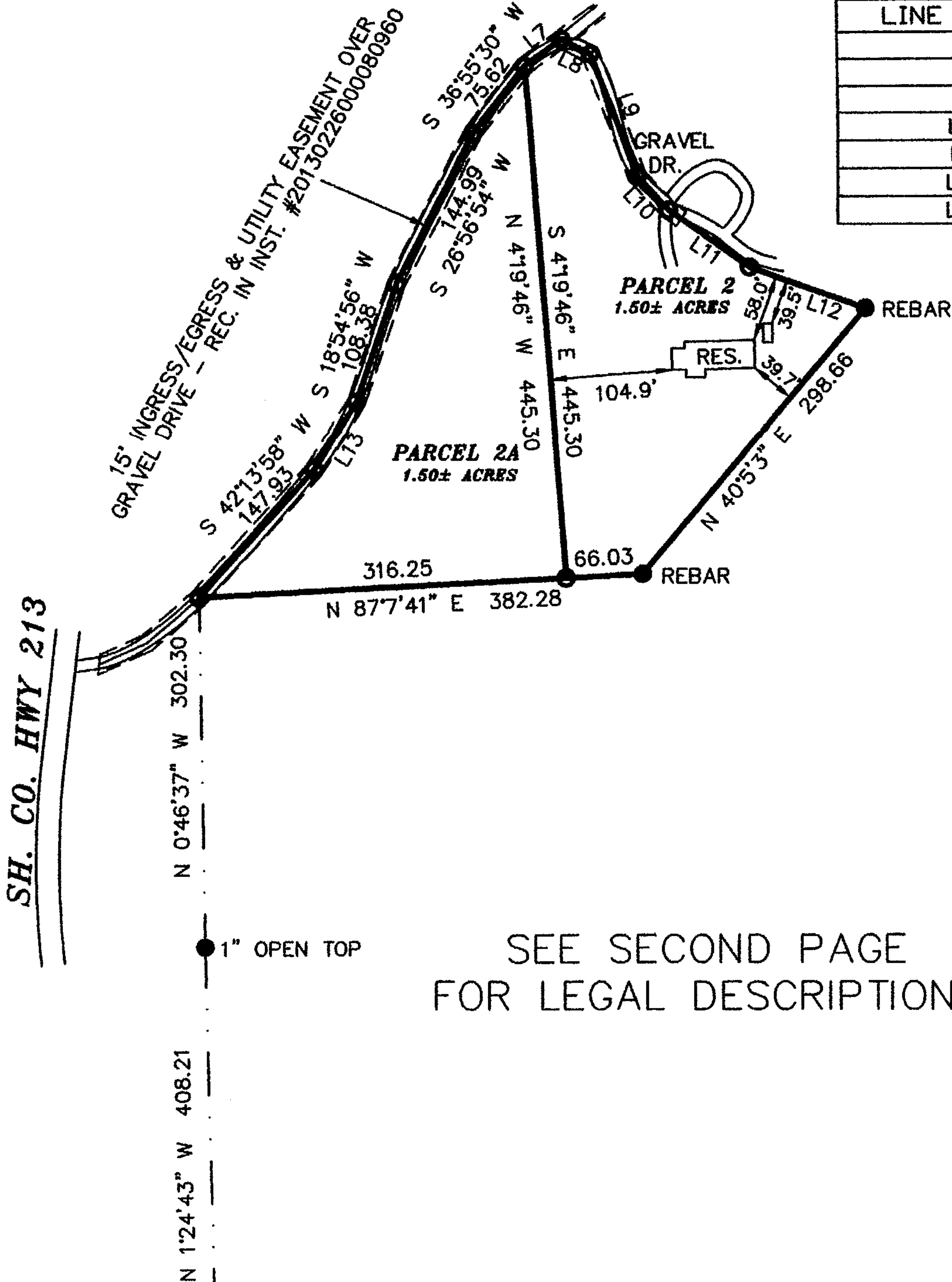
Commence at the SW Corner of the SE 1/4 of the NE 1/4 of above said Section 9; thence N01°24'43"W, a distance of 408.21'; thence N20°17'45"W, a distance of 260.72' to a point on the Easterly R.O.W. line of Shelby County Highway 213; thence N65°33'45"E, a distance of 44.73'; thence N49°18'07"E, a distance of 60.17'; thence N42°13'58"E, a distance of 147.93'; thence N32°09'26"E, a distance of 68.65'; thence N18°54'56"E, a distance of 108.38'; thence N26°56'54"E, a distance of 144.99'; thence N36°55'30"E, a distance of 75.62'; thence N53°10'01"E, a distance of 39.18' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S62°32'03"E, a distance of 28.48'; thence S20°02'00"E, a distance of 114.71'; thence S42°40'25"E, a distance of 39.79'; thence S54°14'24"E, a distance of 13.21' to the POINT OF ENDING OF SAID CENTERLINE.



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LINE TABLE

LINE	LENGTH	BEARING
L7	39.18	S53°10'01"W
L8	28.48	S62°32'03"E
L9	114.71	S20°02'00"E
L10	39.79	S42°40'25"E
L11	85.37	S54°14'24"E
L12	105.89	N70°19'16"W
L13	68.65	S32°09'26"W



SEE SECOND PAGE
FOR LEGAL DESCRIPTIONS

SW CORNER
SE 1/4 - NE 1/4
SEC. 9, T-22S, R-2W
SHELBY COUNTY, AL
1" OPEN TOP FOUND



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LEGEND

- 1/2" REBAR SET
- IRON PIN FOUND
- ROW
- NOT TO SCALE
- UTILITY POLE
- U — OVERHEAD UTILITIES
- (M) FIELD MEASURED
- (P) PLAT / RECORDED MAP
- ⊠ COVERED DECK/PORCH
- ▨ DECK/PORCH

JOB NO. 14116

DATE 3/25/14 DATE OF FIELD SURVEY _____

ADDRESS _____ SCALE 1" = 150'

DRAWN BY H. LETTS CHECK BY R.Y.S.

RODNEY SHIFLETT SURVEYING

P.O. BOX 204
COLUMBIANA, ALABAMA 35051
TEL. 205-669-1205 FAX. 205-669-1298

Real Estate Sales Validation Form

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

Grantor's Name Shawn Louise Yarbrough
Mailing Address 618 Kensington Manor
Calera, AL 35040

Grantee's Name Walter E. Yarbrough
Mailing Address 108 Hunset Mill Lane
Pelham, AL 35124

Property Address Shelby County Hwy 213
Calera, AL

Date of Sale 3-31-14
Total Purchase Price \$ 7,000.00
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 a

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 3-31-14

☐ Unattested

(verified by)

Print Shawn Louise Yarbrough

Sign

Shawn Louise Yarbrough
(Grantor/Grantee/Owner/Agent) circle one

Form RT-1

20140401000091210 5/5 \$33.00
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