

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-14-21217

Send Tax Notice To: Phillip D Driver
Karen B Driver

6885 old Highway 280
Sterrett AL 35147

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 **Two Hundred Fifteen Thousand Three Hundred Twenty Five Dollars and No Cents (\$215,325.00)**, 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, **Riggs Rickey Brasher and Kathy G. Brasher, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Phillip D Driver and Karen B Driver**, (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.

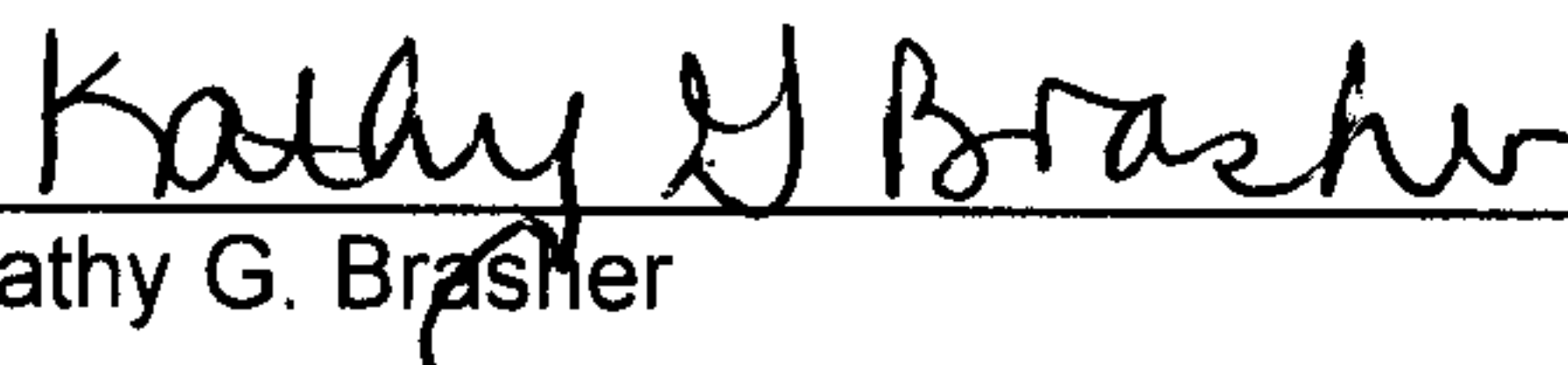
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 4th day of April, 2014.


Riggs Rickey Brasher

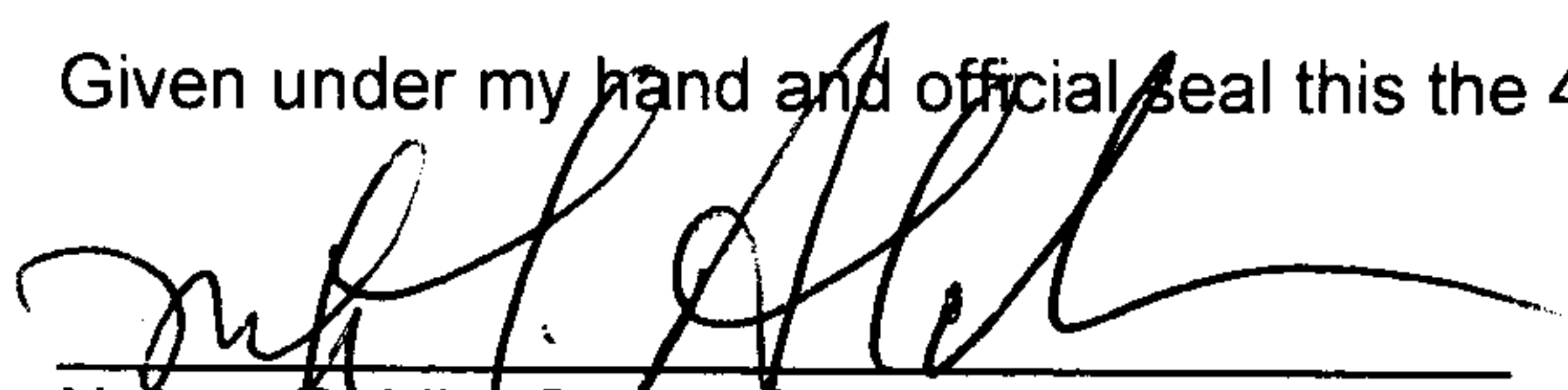

Kathy G. Brasher

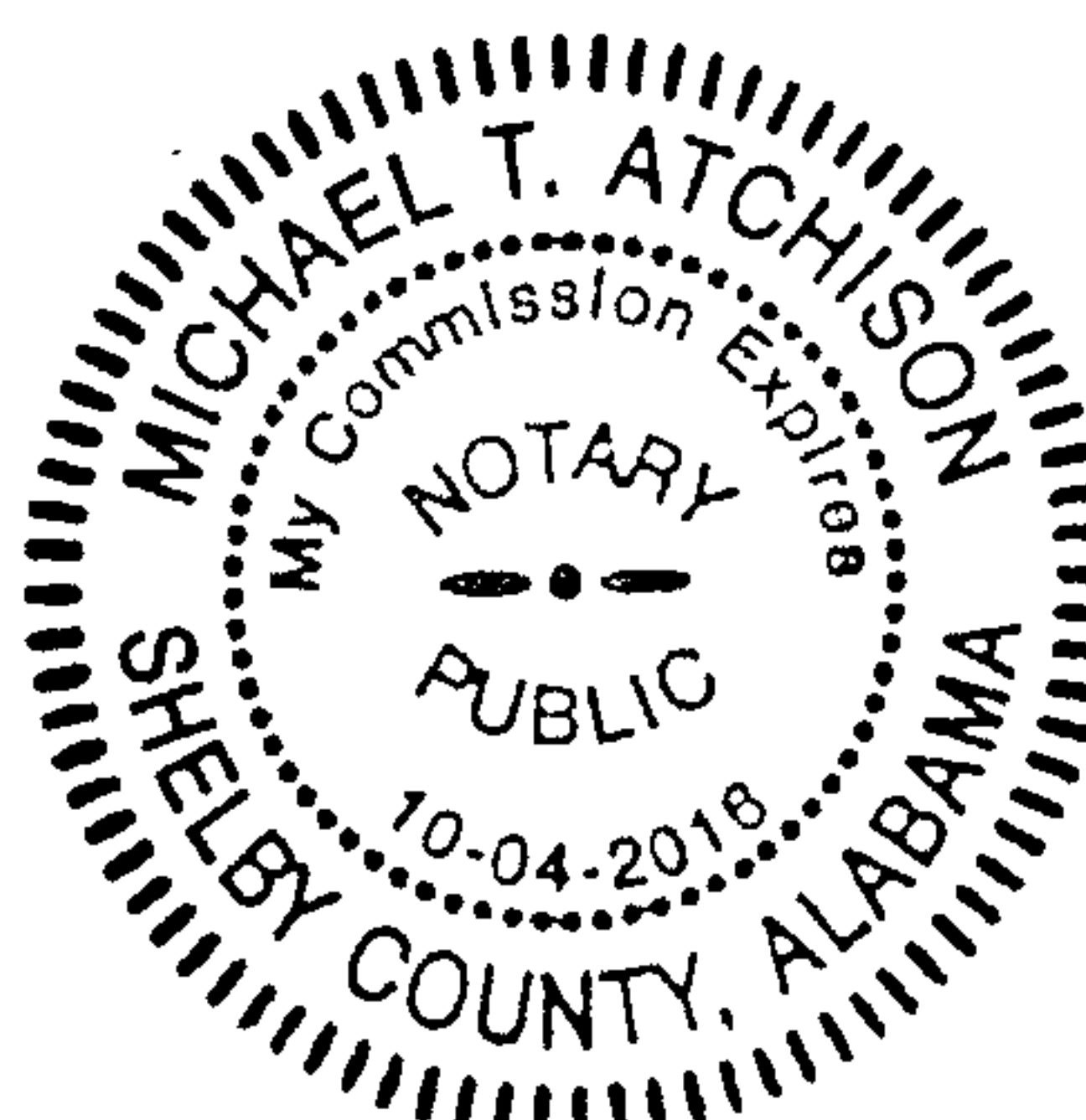
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Riggs Rickey Brasher and Kathy G. Brasher, 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 4th day of April, 2014.


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




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Shelby Cnty Judge of Probate, AL
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EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the West one-half of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at an iron pin found, locally accepted to be the Northeast corner of the Southeast quarter of the Northwest quarter of said Section 30; thence run in an assumed bearing of South 00 degrees 04 minutes 27 seconds West along the East line of said quarter-quarter section and also along the East line of the Northeast quarter of the Southwest quarter of said Section 30 for a distance of 2,637.98 feet to an iron pin found, locally accepted to be the Southeast corner of the Northeast quarter of the Southwest quarter of said Section 30; thence run South 89 degrees 21 minutes 51 seconds West for a distance of 210.49 feet to a point; thence run North 01 degrees 53 minutes 36 seconds West for a distance of 702.43 feet to a point; thence run North 00 degrees 58 minutes 59 seconds East for a distance of 808.31 feet to a point; thence run North 56 degrees 28 minutes 27 seconds West for a distance of 567.19 feet to a point; thence run North 52 degrees 39 minutes 23 seconds West for a distance of 684.36 feet to a point; thence run North 01 degrees 10 minutes 33 seconds West for a distance of 409.42 feet to a point on the North line of the Southeast quarter of the Northwest quarter of said Section 30; thence run South 89 degrees 38 minutes 54 seconds East along the North line of said quarter-quarter section for a distance of 1,248.57 feet to the point of beginning; being situated in Shelby County, Alabama.

ALSO:

A 60 foot easement for ingress and egress and utilities situated in the Northeast quarter of Section 25, Township 20 South, Range 2 West, also the Northwest quarter of Section 30, Township 20 South, Range 1 West, Shelby County, Alabama lying 30 feet each side of a centerline, being more particularly described as follows:

Commence at the Northwest corner of Lot 11, Hidden Ridge Estates, 1st Sector, as recorded in Map Book 33, Page 65, in the Office of the Judge of Probate, Shelby County, Alabama; said point also being on the South right of way line of Hidden Ridge in said Hidden Ridge Estates 1st Sector; thence run an assumed bearing North 89 degrees 34 minutes 02 seconds East along the North line of said Lot 11 and also along the South line of said Hidden Ridge for a distance of 206.77 feet to a point at the Northeast corner of said Lot 11; thence run North 00 degrees 25 minutes 58 seconds West for a distance of 30.00 feet to the point of beginning; thence run 89 degrees 34 minutes 02 seconds East for a distance of 599.97 feet to a point on a curve to the right, having a central angle of 18 degrees 49 minutes 40 seconds, a radius of 350.00 feet, and a chord bearing of South 81 degrees 01 minutes 08 seconds East; thence run along the arc of said for a distance of 115.01 feet to a point; thence run North 18 degrees 23 minutes 42 seconds East for a distance of 51.25 feet to a point on a curve to the left, having a central angle of 21 degrees 41 minutes 10 seconds, a radius of 550.82 feet and a chord bearing of North 07 degrees 33 minutes 07 seconds East; thence run along the arc of said curve for a distance of 208.48 feet to a point; thence run North 03 degrees 17 minutes 28 seconds West for a distance of 158.91 feet to a point on a curve to the right, having a central of 61 degrees 26 minutes 38 seconds, a radius of 275.00 feet, and a chord bearing of North 27 degrees 25 minutes 51 seconds East; thence run along the arc of said curve for a distance of 294.91 feet to a point; thence run North 58 degrees 09 minutes 10 seconds East for a distance of 250.84 feet to a point on a curve to the right, having a central angle of 52 degrees 16 minutes 31 seconds, a radius of 275.00 feet and a chord bearing of North 84 degrees 17 minutes 25 seconds East; thence run along the arc of said curve for a distance of 250.90 feet to a point; thence run South 69 degrees 34 minutes 19 seconds East for a distance of 53.20 feet to a point on a curve to the right, having a central angle of 55 degrees 33 minutes 19 seconds a radius of 275.00 feet and a chord bearing of South 41 degrees 44 minutes 40 seconds East; thence run along the arc of said curve for a distance of 267.13 feet to a point; thence run North 65 degrees 08 minutes 37 seconds East for a distance of 307.19 feet to the end of said easement; being situated in Shelby County, Alabama.

ALSO:

A 60 foot non-exclusive easement lying 30 feet either side of a line situated in Section 25, Township 20 South, Range 2 West, and Section 30, township 20 South, Range 1 West, Shelby County, Alabama; being more particularly described as follows: Commence at an iron pin locally accepted to be the NW corner of the NE 1/4 of the NE 1/4 of said Section 25; thence run South along the West line of said 1/4 -1/4 section for a distance of 539.23 feet to the centerline of an easement as described in Deed Book 322, Page 78, in the Office of the Judge of Probate, Shelby County, Alabama; thence turn an angle to the right of 60 degrees 40 minutes 53 seconds and run in a southwesterly direction along the centerline of said easement for a distance of 298.72 feet to the point of beginning of the 60 foot easement herein described; thence turn an angle to the left of 136 degrees 03 minutes 15 seconds and run in a southeasterly direction along the centerline of said 60 foot easement for a distance of 214.72 feet to a point on a curve to the right having a central angle of 54 degrees 06 minutes 51 seconds and a radius of 200.00 fee; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 188.89 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 59.58 feet to a point on a curve to the left having a central angle of 22 degrees 30 minutes 58 seconds and a radius of 300.00 feet; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 117.89 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 67.10 feet to a point on a curve to the right having a central angle of 55 deerees 03 minutes



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06 seconds and a radius of 200.00 feet; thence run in a southeasterly to southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 192.17 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the centerline of said 60 foot easement for a distance of 369.16 feet to a point on a curve to the right having a central angle of 50 degrees 11 minutes 13 seconds and a radius of 269.51 feet; thence run in a southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 236.08 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the centerline of said 60 foot easement for a distance of 204.68 feet to a point on a curve to the left having a central angle of 21 degrees 47 minutes 12 seconds and a radius of 201.35 feet; thence run in a southwesterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 76.56 feet to a point; thence run tangent to last stated curve in a southwesterly direction along the centerline of said 60 foot easement for a distance of 42.70 feet to a point on a curve to the left having a central angle of 113 degrees 46 minutes 59 seconds and a radius of 75.00 feet; thence run in a southwesterly to southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 148.94 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 212.45 feet to a point on a curve to the right having a central angle of 30 degrees 45 minutes 16 seconds and a radius of 415.00 feet; thence run in a southeasterly direction along the arc of said curve and also along the said 60 foot easement for a distance of 222.76 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 76.50 to a point on a curve to the left having a central angle of 47 degrees 14 minutes 08 seconds and a radius of 114.35 feet; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 94.27 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 1266.53 feet to a point on a curve to the right having a central angle of 43 degrees 48 minutes 38 seconds and a radius of 350.00 feet; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 267.62 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 208.26 feet to a point on a curve to the left having a central angle of 42 degrees 56 minutes 33 seconds and a radius of 175.00 feet; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 131.16 feet to a point; thence run tangent to last stated curve in a southeasterly direction along the centerline of said 60 foot easement for a distance of 69.30 feet to a point on a curve to the right having a central angle of 42 degrees 55 minutes 29 seconds and a radius of 200.00 feet; thence run in a southeasterly direction along the arc of said curve and also along the centerline of said 60 foot easement for a distance of 149.84 feet to a point; thence run tangent to last stated curve in a southeasterly direction for a distance of 655.00 feet to the end of said 60 foot easement; being situated in Shelby County, Alabama.


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Real Estate Sales Validation Form

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

Grantor's Name Riggs Rickey Brasher
Kathy G. Brasher
Mailing Address 8379 Old Hwy 280
Chelsen AL 35043
Property Address Columbiana, AL 35051
Average 30201W

Grantee's Name Phillip Driver
Mailing Address 6885 Old Hwy 280
Stewart AL 35147
Date of Sale April 04, 2014
Total Purchase Price \$215,325.00
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 April 03, 2014

Print Mike T. Alcham

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

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Shelby County, AL 04/07/2014
State of Alabama
Deed Tax: \$215.50

Form RT-1