

This instrument was prepared by:
Wallace, Ellis, Fowler, Head & Justice
P O Box 587
Columbiana, AL 35051

Send Tax Notice to:
Charles G. LaGrone
2729 Blueberry Lane
Verona, AL 35216

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **Sixty Nine Thousand and No/00 Dollars (\$69,000.00)** to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **Robert C. Wesson, a single man, (herein referred to as grantor, whether one or more)** does grant, bargain, sell and convey unto, **Charles Garner LaGrone and Leah Lynn LaGrone, (herein referred to as grantee, whether one or more)**, 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**, described as follows:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Subject to 2014 property taxes and subsequent years and all easements, restrictions, reservations, provisions, covenants, building set-back lines and rights of way of record.

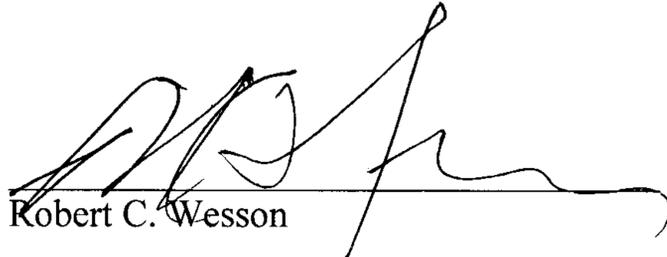
Also subject to any and all rights of redemption on the part of those parties entitled to redeem under the laws of the State of Alabama and the United States by virtue of that certain foreclosure evidenced by Mortgage Foreclosure Deed dated August 9, 2013, recorded in Inst. #20130816000335340, in the Probate Court of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of May, 2014.

Shelby County, AL 05/27/2014
State of Alabama
Deed Tax: \$69.00


Robert C. Wesson

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert C. Wesson, who 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2014.




Notary Public

My Commission Expires: 9/12/15

EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 14, Township 18 South, Range 1 East, Shelby County, Alabama and run thence East along the south line of said Section 14 a distance of 745.00 feet to a point; thence turn 62 deg. 13 min. 00 sec. left and run northeasterly 548.00 feet to a point; thence turn 4 deg. 31 min. 00 sec. right and run northeasterly 344.27 feet to the POINT OF BEGINNING of the property being described; thence turn 72 deg. 43 min. 00 sec. left and run northwesterly a distance of 833.58 feet to a point on the southerly edge of Bear Creek; thence turn 85 deg. 12 min. 42 sec. right and run along edge of said creek 223.84 feet to a point; thence turn 18 deg. 20 min. 09 sec. left and continue along edge of said creek 125.86 feet to a point; thence turn 41 deg. 56 min. 46 sec. right and continue along edge of said creek 54.86 feet to a point; thence turn 11 deg. 28 min. 14 sec. right and continue along edge of said creek 159.56 feet to a point; thence turn 2 deg. 17 min. 20 sec. left and continue along edge of said creek 108.38 feet to a point; thence turn 19 deg. 56 min. 47 sec. right and continue along edge of said creek 185.62 feet to a point on the westerly margin of Shelby County Highway Number 45; thence turn 86 deg. 02 min. 35 sec. right and run southerly along said margin of said Highway 80.13 feet to a point in the centerline of same said Bear Creek; thence turn 103 deg. 09 min. 25 sec. right and run along centerline of said creek 205.22 feet to a point; thence turn 85 deg. 31 min. 38 sec. left and run southerly 225.45 feet to a point; thence turn 66 deg. 31 min. 42 sec. left and run southeasterly 340.74 feet to a point on the same said westerly margin of same said Highway 45 in a curve to the right having a central angle of 16 deg. 00 min. 30 sec. and a radius of 1795.41 feet; thence run along the arc of said highway curve an arc distance of 501.63 feet to the point of beginning.




20140527000158160 2/3 \$89.00
Shelby Cnty Judge of Probate, AL
05/27/2014 09:13:51 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 : Robert Wesson
Mailing Address 3516 Meadowbrook Circle
Birmingham, AL 35242

Grantee's Name: Charles G. LaGrone & Leah LaGrone
Mailing Address: 3329 Blueberry Lane
Vestavia, AL 35216

Property Address: 2567 Hwy 45
Sterrett, AL

Date of Sale 5-22-14
Total Purchase Price \$69,000.00

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 5-22-14

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Robert C. Wesson

Unattested

(Verified by)