

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-14-21225

Send Tax Notice To: Michael Lee Graves  
Nicole Smith Graves  
6148 Anita Street  
Dallas, TX 75214

## 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 **One Hundred Forty Two Thousand Dollars and No Cents (\$142,000.00)**, 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, **Harry L. Scheinert (as to 40% interest) and Ruby P. Levey Scheinert (as to 60% interest) husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Michael Lee Graves and Nicole Smith Graves**, (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

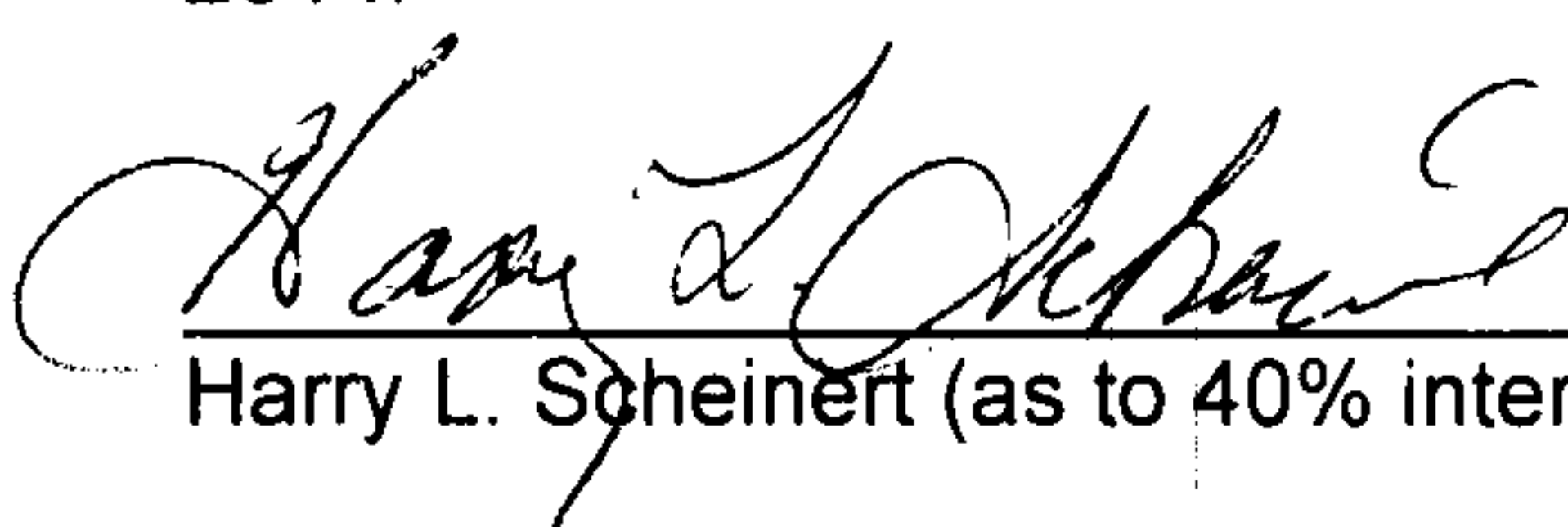
**Property may be subject to taxes for 2014 and subsequent years all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

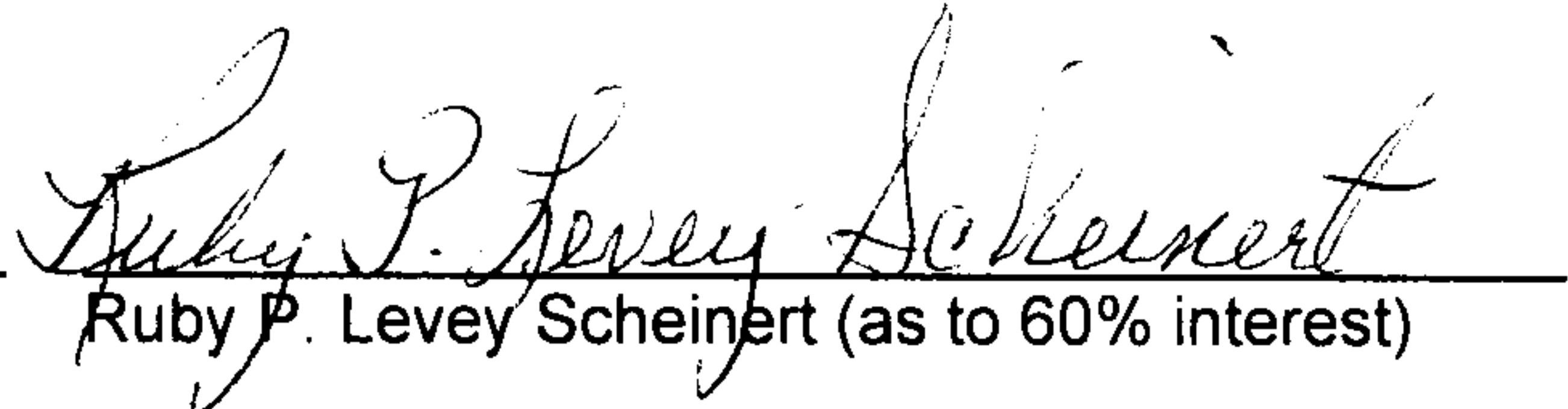
**\$127,800.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 29th day of May, 2014.

  
Harry L. Scheinert (as to 40% interest)

  
Ruby P. Levey Scheinert (as to 60% interest)

State of Alabama


County of Shelby

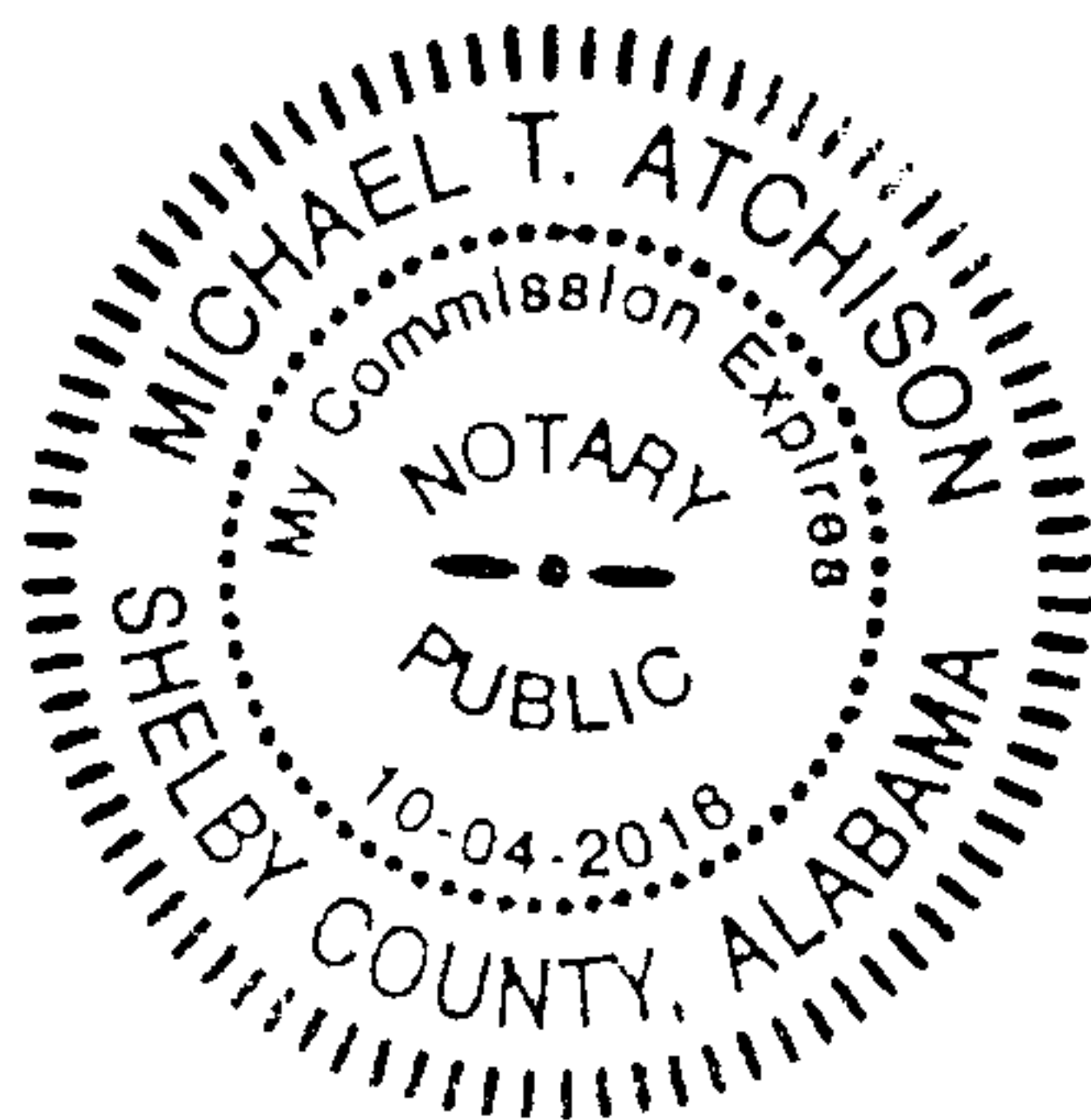
I, Mike T Atchison, a Notary Public in and for the said County in said State, hereby certify that Harry L. Scheinert (as to 40% interest) and Ruby P. Levey Scheinert (as to 60% interest), whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this 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 29th day of May, 2014.

  
Notary Public, State of Alabama

My Commission Expires: 10-4-2016

  
20140604000168660 1/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
06/04/2014 12:13:02 PM FILED/CERT




Shelby County, AL 06/04/2014  
State of Alabama  
Deed Tax: \$14.50

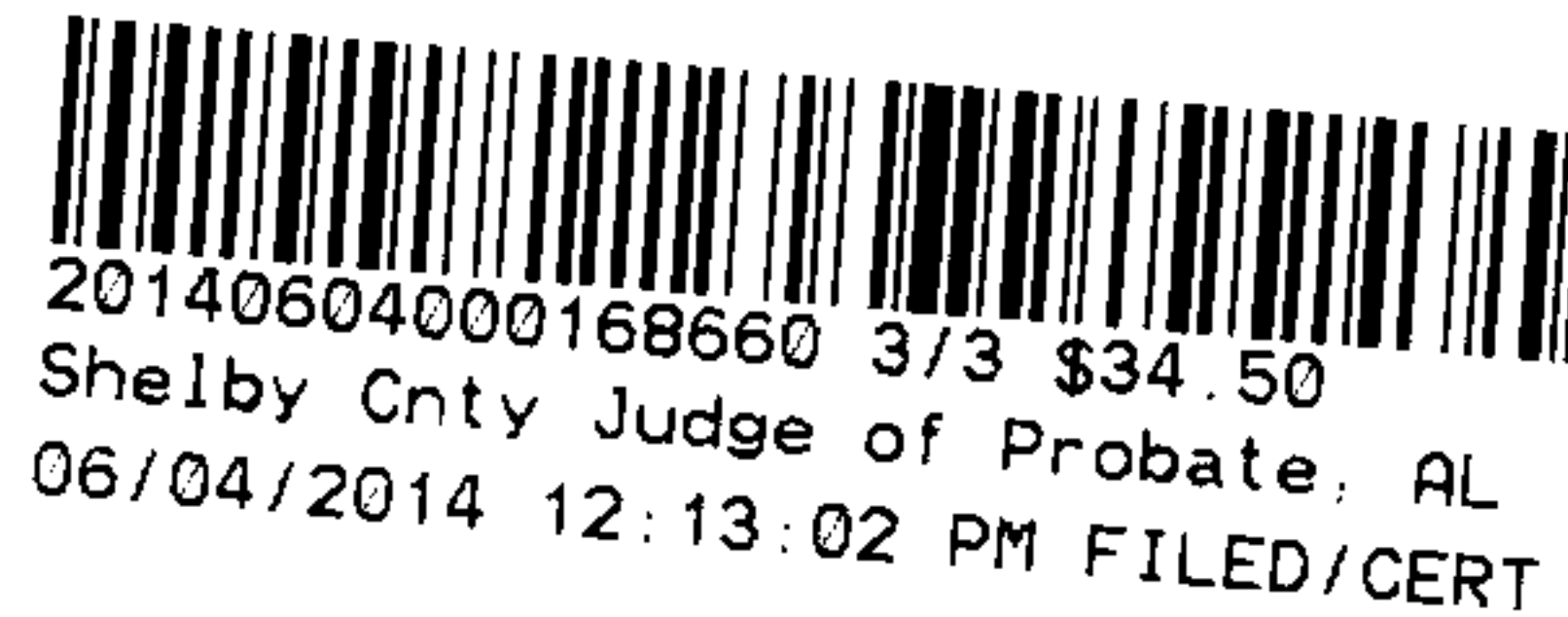
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; thence run West along the South line of said 1/4-1/4 section a distance of 500.09 feet to the point of beginning; thence turn an angle of 90 degrees 30 minutes to the right and run a distance of 195.73 feet; thence turn an angle of 89 degrees 25 minutes to the right and run a distance of 50.00 feet; thence turn an angle of 103 degrees 56 minutes 38 seconds to the right and run a distance of 216.26 feet to a point on the North R/W line of Alabama Highway #26; thence turn an angle of 166 degrees 38 minutes 22 seconds to the right and run a distance of 14.27 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West.

ALSO, Commence at the SE corner of the NE 1/4 of the NW 1/4 of Section 14, Township 21 South, Range 2 West; thence run West along South line of said 1/4-1/4 section a distance of 500.09 feet to the point of beginning; thence turn an angle of 90 degrees 30 minutes to the right and run a distance of 195.73 feet; thence turn an angle of 90 degrees 35 minutes to the left and run a distance of 210.00 feet to the East line of the existing Hoover Road; thence turn an angle of 89 degrees 25 minutes to the left and run South along East line of the existing Hoover road a distance of 210.00 feet to a point on the North right of way line of Alabama Highway #26; thence turn an angle of 92 degrees 12 minutes to the left and run along the North right of way line of said highway a distance of 86.79 feet; thence turn an angle of 2 degrees 52 minutes to the right and run along the North right of way line of said Highway a distance of 123.30 feet; thence turn an angle of 90 degrees 38 minutes to the left and run North 14.27 feet to the point of beginning. Situated in the NE 1/4 of the NW 1/4 and SE 1/4 of NW 1/4 of Section 14, Township 21 South, Range 2 West, Shelby County, Alabama.

  
20140604000168660 2/3 \$34.50  
Shelby Cnty Judge of Probate, AL  
06/04/2014 12:13:02 PM 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	Harry L. Scheinert (as to 40% interest) Ruby P. Levey Scheinert (as to 60% interest)	Grantee's Name	Michael Lee Graves Nicole Smith Graves
Mailing Address	3777 Highway 28 Columbiana, AL 35051	Mailing Address	6148 Anita Street Dallas, TX 75214
Property Address	3777 Hwy 26 Columbiana, AL 35051	Date of Sale	May 29, 2014
		Total Purchase Price	\$142,000.00
		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 May 29, 2014

Unattested

(verified by)

Print

Sign

Nicole Smith Graves

Nicole Smith Graves  
(Grantor/Grantee/Owner/Agent) circle one

Michael Graves