

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-14-21322

Send Tax Notice To: Sam P. Parker  
Kelly B. Parker  
809 Timberline Lane  
Calera, AL 35040

## 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 **Five Hundred Forty Five Thousand Dollars and No Cents (\$545,000.00)**, 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, **Michael S. Reebals and Jeri F. Reebals**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Sam P. Parker and Kelly B. Parker**, (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.**

**\$417,000.00** 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 <sup>30<sup>th</sup></sup>~~20<sup>th</sup>~~ day of June, 2014.

  
\_\_\_\_\_  
Michael S. Reebals

  
\_\_\_\_\_  
Jeri F. Reebals

State of Alabama

County of Shelby


<sup>30<sup>th</sup></sup>  
I, ~~Mike T. Atchison~~ April Clark, a Notary Public in and for the said County in said State, hereby certify that Michael S. Reebals and Jeri F. Reebals, 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.

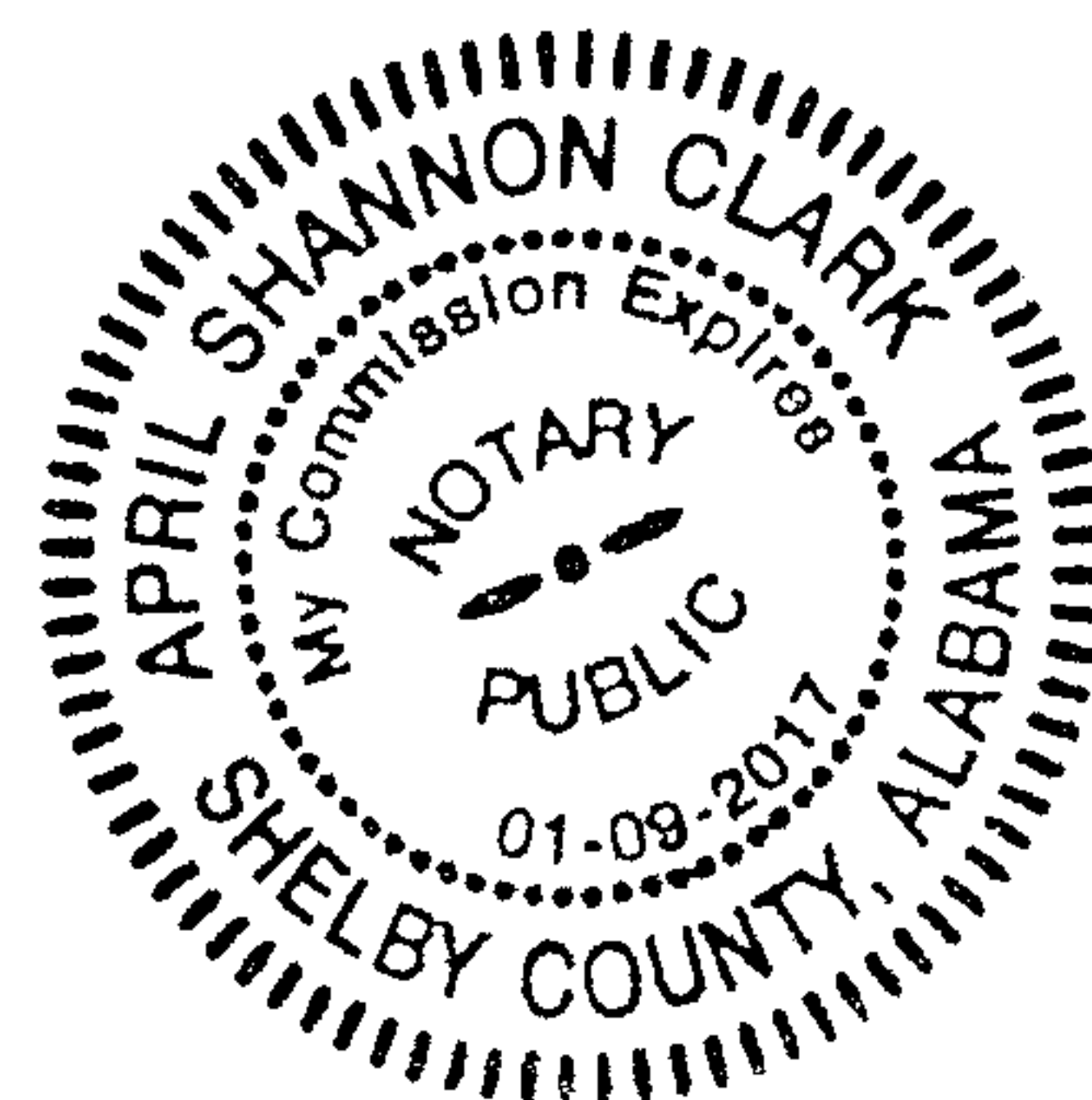
Given under my hand and official seal this the <sup>30<sup>th</sup></sup>~~20<sup>th</sup>~~ day of June, 2014.

  
\_\_\_\_\_  
Notary Public, State of Alabama

~~Mike T. Atchison~~ April Clark

My Commission Expires: ~~October 04, 2016~~  
1/9/2017

  
20140702000199920 1/3 \$148.00  
Shelby Cnty Judge of Probate, AL  
07/02/2014 11:56:23 AM FILED/CERT

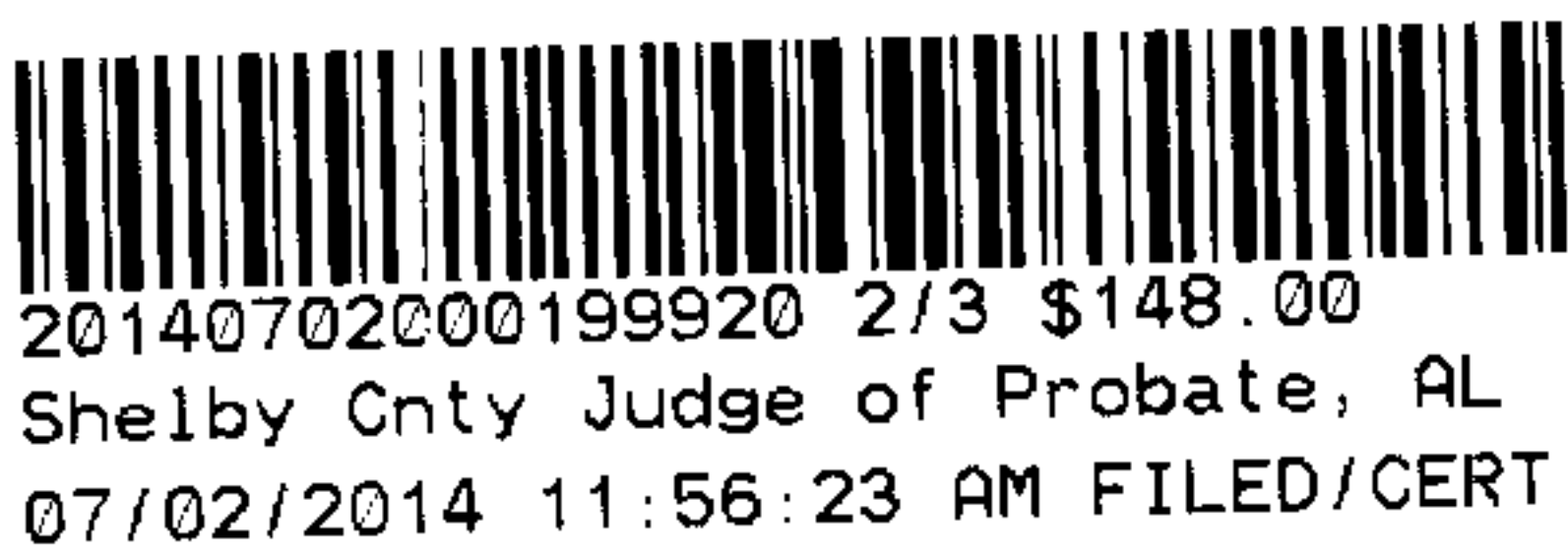


Shelby County, AL 07/02/2014  
State of Alabama  
Deed Tax: \$128.00

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

Commence at the SW corner of the NW ¼ of Section 6, Township 22 South, Range 1 West; thence run North 88 degrees 31 minutes 12 seconds East along the South line thereof for 824.54 feet to the point of beginning; thence North 88 degrees 13 minutes 06 seconds East for 187.13 feet; thence South 67 degrees 29 minutes 38 seconds East for 292.36 feet; thence North 50 degrees 09 minutes 24 seconds East for 709.56 feet; thence North 4 degrees 49 minutes 37 seconds East for 150.00 feet; thence North 69 degrees 23 minutes 17 seconds West for 811.76 feet; thence South 22 degrees 06 minutes 41 seconds West for 753.40 feet to a curve concaved Southwesterly (having a radius of 404.29 feet and a central angle of 12 degrees 51 minutes 00 seconds); thence run Southerly along said curve for 90.67 feet to the point of beginning.

Also, a 20-foot easement of ingress and egress, the centerline of which is described as follows:  
Commence at the SW corner of the NW ¼ of Section 6, Township 22 South, Range 1 West; thence run North 88 degrees 31 minutes 12 seconds East along the South line thereof for 824.54 feet; thence North 88 degrees 13 minutes 06 seconds East for 187.13 feet; thence South 67 degrees 29 minutes 38 seconds East for 292.36 feet; thence North 50 degrees 09 minutes 24 seconds East for 709.56 feet; thence North 4 degrees 49 minutes 37 seconds East for 142.13 feet to the point of beginning; thence South 80 degrees 54 minutes 58 seconds East for 124.84 feet; thence South 83 degrees 01 minutes 16 seconds East for 159.81 feet to a curve to the left (having a radius of 233.27 feet and a central angle of 27 degrees 21 minutes 06 seconds); thence run along said curve for 111.36 feet to a curve to the right (having a radius of 646.18 feet and a central angle of 16 degrees 09 minutes 24 seconds); thence run along said curve for 182.21 feet to a curve to the right (having a radius of 146.38 feet and a central angle of 65 degrees 55 minutes 55 seconds); thence run along said curve for 168.45 feet; thence South 28 degrees 17 minutes 02 seconds East for 115.49 feet to the centerline of Horton Cove Road and the point of ending.





## Real Estate Sales Validation Form

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

Grantor's Name Michael S. Reebals  
Jeri F. Reebals

Grantee's Name Sam P. Parker  
Kelly B. Parker

Mailing Address 351 Horton Cove Road  
Calera, AL 35040

Mailing Address 809 Timberline Lane  
Calera, AL 35040

Property Address 351 Horton Cove Road  
Calera, AL 35040

Date of Sale June 26, 2014  
Total Purchase Price \$545,000.00

or  
Actual Value

or  
Assessor's Market Value



20140702000199920 3/3 \$148.00  
Shelby Cnty Judge of Probate, AL  
07/02/2014 11:56:23 AM FILED/CERT

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  
XX 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 June 24, 2014

Print

Michael S. Reebals

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one