

This Instrument was Prepared by:
Mike T. Atchison
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-14-21517

Send Tax Notice To: Harry R. Findley

44 39 Melissa Way
Birmingham, AL 35243

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20140801000239040 1/3 \$35.50
Shelby Cnty Judge of Probate, AL
08/01/2014 03:40:03 PM FILED/CERT

That in consideration of the sum of **Fifteen Thousand Five Hundred Dollars and No Cents (\$15,500.00)**, 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, **John E. Lenn**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Harry R. Findley**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, the address of which is **Southern St., Vincent, AL 35178**; to wit;

SEE EXHIBIT "A" ATTACHED HERETO

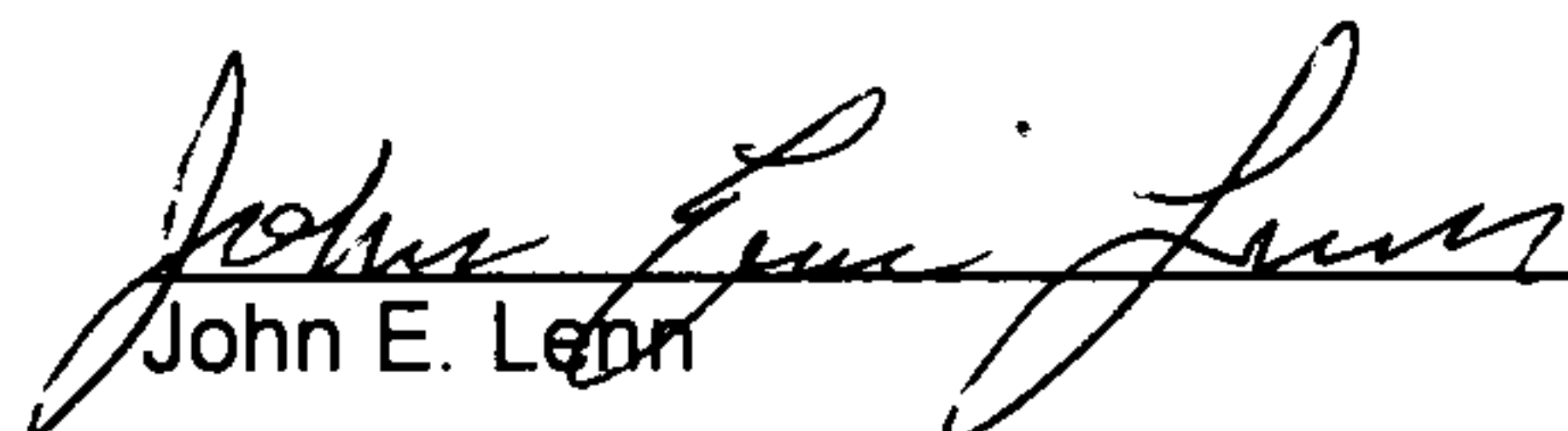
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

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 31st day of July, 2014.


John E. Lenn

State of Alabama

County of Shelby

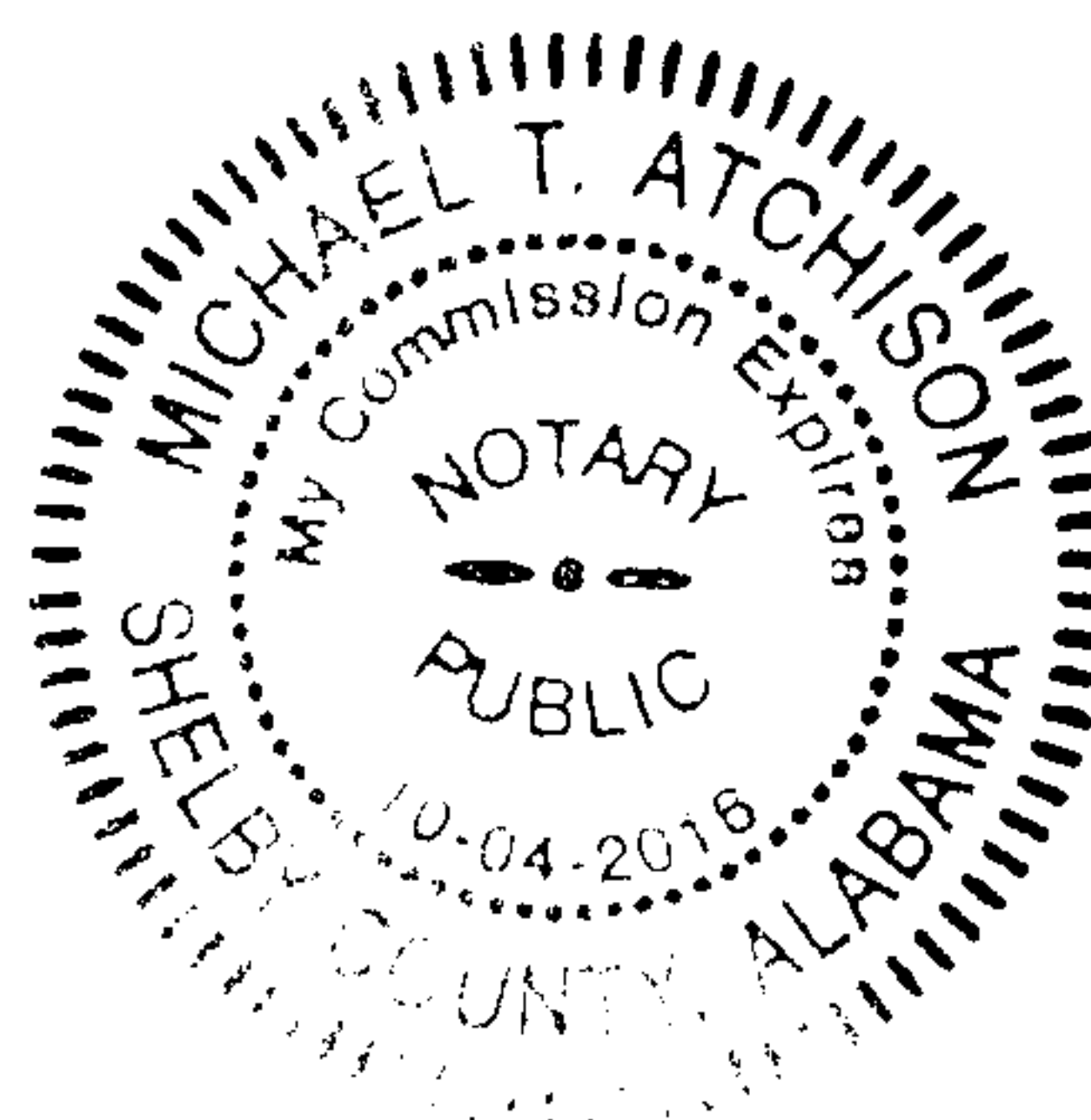
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that John E. Lenn, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he/she/they executed the same voluntarily on the day the same bears date.

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


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: 10-4-2016



Shelby County, AL 08/01/2014
State of Alabama
Deed Tax: \$15.50

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SE 1/4 of the NW 1/4 in Section 11, Township 19 South, Range 2 East, Shelby County, Alabama, more particularly described as follows: Begin at the intersection of the West line of the Southeast Quarter of the Northwest Quarter of said Section 11, and the South right of way of Southern Street (60-foot right of way); thence run South 87 degrees 39 minutes 27 seconds East for a distance of 303.07 feet; thence run South 24 degrees 14 minutes 56 seconds West for a distance of 423.97 feet; thence run South 87 degrees 42 minutes 49 seconds East for a distance of 189.60 feet to the West line of the property described in Deed Book 298, Page 65, in the office of the Judge of Probate of Shelby County, Alabama; thence run South 19 degrees 21 minutes 12 seconds West along said West line for a distance of 96.18 feet to a point on the North line of Instrument #2002-18075; thence run North 79 degrees 03 minutes 32 seconds West along said North line for a distance of 39.02 feet to the Northwest corner of said property described in Instrument #2002-18075; thence run South 03 degrees 30 minutes 40 seconds West for a distance of 152.49 feet to the Southwest corner of said property described in Instrument #2002-18075; thence run North 69 degrees 17 minutes 41 seconds West along the North line of the property described in Deed Book 264, Page 670, for a distance of 255.10 feet to a point on the West line of the aforementioned Southeast Quarter of the Northwest Quarter; thence run North 00 degrees 00 minutes 00 seconds East along said West line for a distance of 551.86 feet to the point of beginning.



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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 John E. Lenn

Mailing Address

2133 Hwy 280

Harpersville AL 35078

Grantee's Name Harry R. Findley

Mailing Address

4439 Melissa Way

Birmingham AL 35293

Property Address

Southern St.

Vincent, AL 35178

Date of Sale July 31, 2014

Total Purchase Price \$15,500.00

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 July 30, 2014

Print

M. L. T. H. L. S. N.

Sign

M. L. T. H. L. S. N.

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



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Form RT-1