

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson
Attorney at Law
3170 Highway 31 South
Pelham, Alabama 35124

20140825000266410
08/25/2014 02:05:19 PM
DEEDS 1/3

Send Tax Notice to: Gary L. McDanal and
(Name) Jodi Lyn Dobbs McDanal
(Address) 3252 Highway 61
Columbiana, AL 35051

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

James A. McDanal, Jr., as Trustee of the McDanal Irrevocable Trust, dated March 10th, 2004, and any amendments thereto; and Gary Lawson McDanal, a married man, and James A. McDanal, Jr., a married man, and Ralph Scott McDanal, a married man, as beneficiaries of the McDanal Irrevocable Trust, dated March 10th, 2004, and any amendments thereto

(herein referred to as grantors) do grant, bargain, sell and convey unto

Gary L. McDanal and wife, Jodi Lyn Dobbs McDanal

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

All that certain parcel of land situated in the County of Shelby, State of Alabama, being known and designated as follows:

Commence at the Northeast corner of the SW 1/4 of the NW 1/4 of Section 33, Township 21 South, Range 1 East; thence run West along said 1/4-1/4 line a distance of 842.00 feet to the point of beginning; thence continue along last described course a distance of 474.27 feet; thence turn an angle of 77 degrees 15 minutes 10 seconds left and run a distance of 178.05 feet; thence turn an angle of 101 degrees 28 minutes 39 seconds left and run a distance of 506.08 feet; thence turn an angle of 88 degrees 54 minutes 36 seconds left and run a distance of 184.98 feet to the point of beginning.

According to the survey of Rodney Shiflett, AL. Reg. No. 21794, dated July 6, 1998.

The above described property does not constitute the homestead of James A. McDanal, Jr. or Ralph Scott McDanal, nor that of their respective spouses, neither is it contiguous thereto.

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 for such survivor 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, 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 21st day of August, 2014.
20140825000266410 08/25/2014 02:05:19 PM DEEDS 2/3

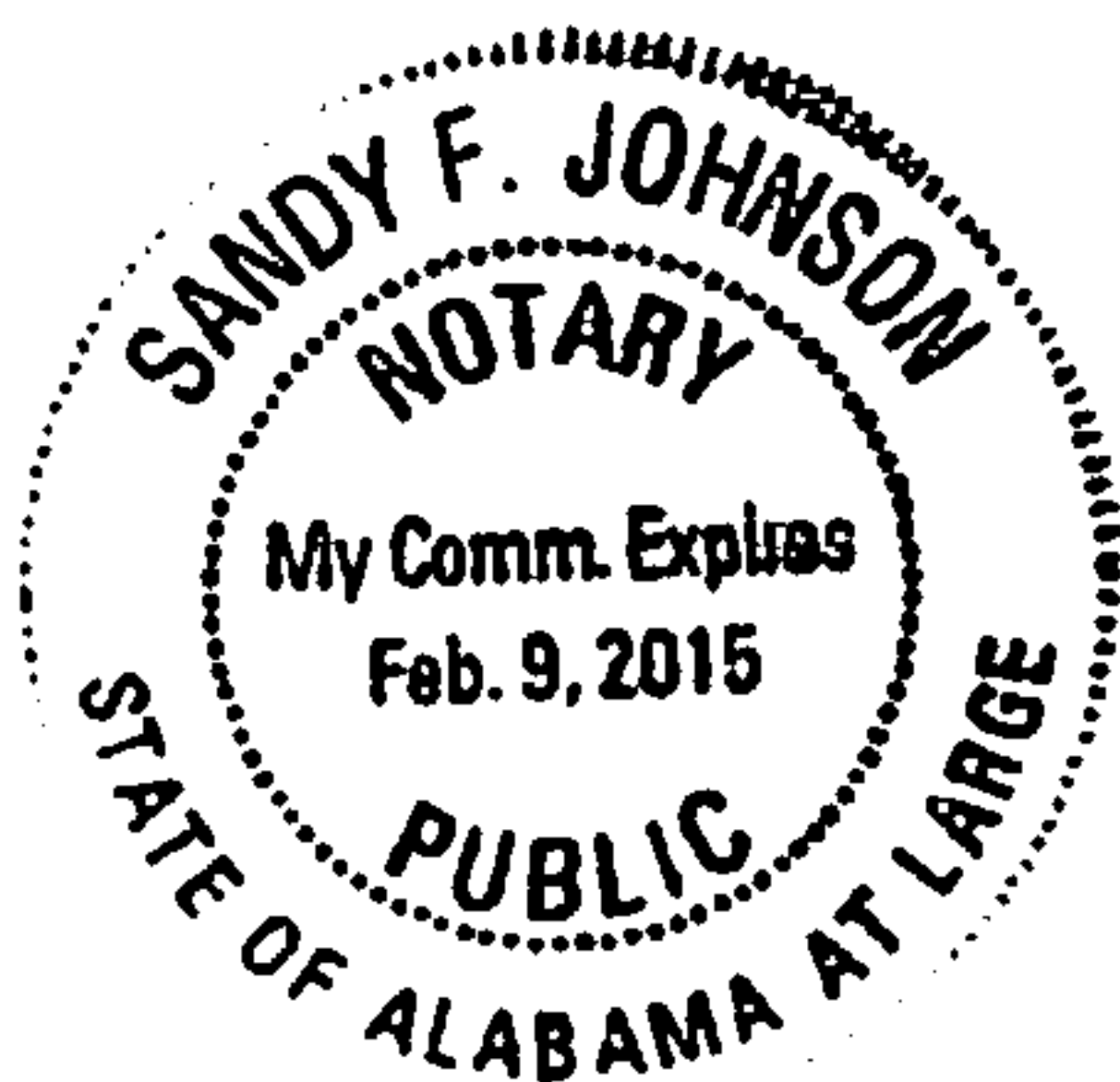
McDanal Irrevocable Trust
dated March 10th, 2004

BY: [Signature]
James A. McDanal, Jr., Trustee

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. McDanal, Jr., as Trustee of the McDanal Irrevocable Trust, dated March 10th, 2004, 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, as such Trustee and with full authority, executed the same voluntarily and as the act of said Trust.

Given under my hand and official seal on the 21st day of August, 2014.



[Signature]
Notary Public
My Commission Expires: _____

[Signature]
James A. McDanal, Jr.

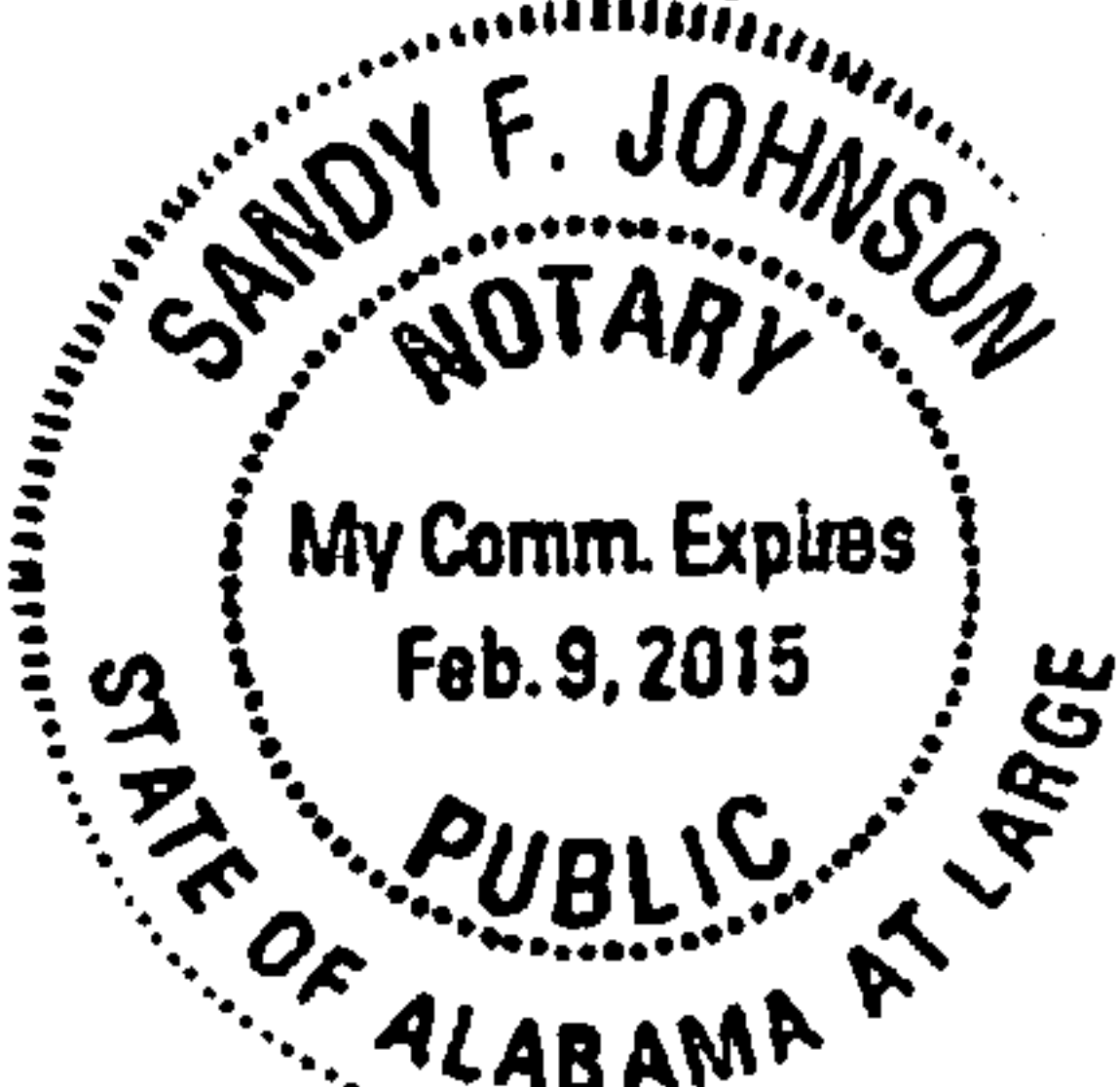
[Signature]
Gary Lawson McDanal

[Signature]
Ralph Scott McDanal

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **James A. McDanal, Jr. and Gary Lawson McDanal and Ralph Scott McDanal**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day that same bears date.

Given under my hand and official seal, this the 21st day of August, 2014.



[Signature]
Notary Public
My Commission Expires: _____

Real Estate Sales Validation Form

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

Grantor's Name McDanal Irrevocable Trust
Mailing Address 3209 Gaylark Road
Birmingham, AL 35216

Grantee's Name Gary L. McDanal and
Mailing Address Jody Lyn Dobbs McDanal
50 Bentle3252 Highway 61
Columbiana, AL 35051

Property Address 3252 Highway 61
Columbiana, AL 35051

Date of Sale 8/21/2014

Total Purchase Price \$

or

Actual Value \$

or

Assessor's Market Value \$ 45,000.00

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DEEDS 3/3

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

☐ Appraisal

☐ Sales Contract

☒ Other Assessed Value

☐ 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 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 8/21/14

Print Sandy F. Johnson

Sign Sandy F. Johnson

(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
08/25/2014 02:05:19 PM
\$67.00 CHERRY
20140825000266410

[Signature]

Print Form

Form RT-1