

This Instrument was Prepared by:  
Mike T. Atchison  
Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: T-94990

Send Tax Notice To: Brooke Roberson  
Michael Davis  
1557 20th Avenue  
Calera, AL 35040

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

20141104000348120 1/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 02:39:56 PM FILED/CERT

That in consideration of the sum of **Fifty Five Thousand Dollars and No Cents (\$55,000.00)**, 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, **Sam N Meredith and Eleanor D Meredith, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Brooke Roberson and Michael Davis**, (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

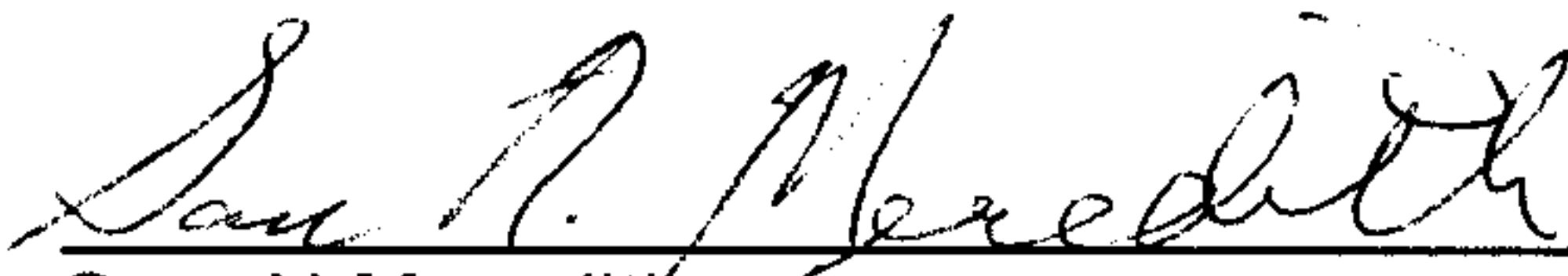
**Property may be subject to taxes for 2014 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantors herein.**

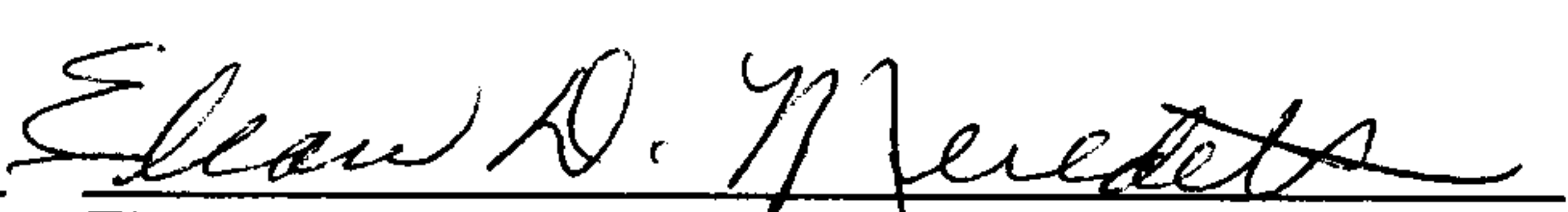
**\$52,250.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 24th day of October, 2014.

  
Sam N Meredith

  
Eleanor D Meredith


Shelby County, AL 11/04/2014  
State of Alabama  
Deed Tax:\$3.00

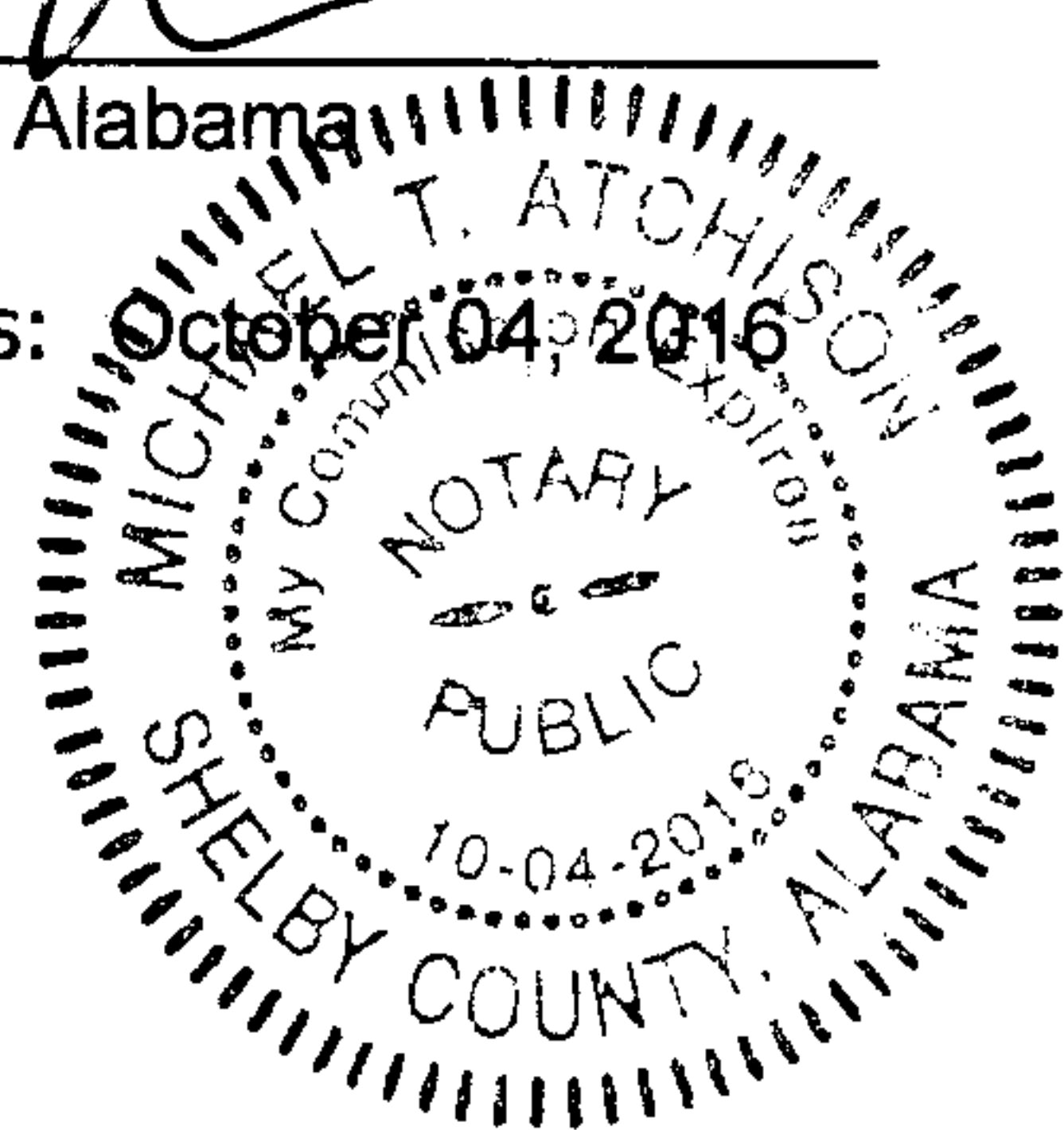
State of Alabama

County of Shelby

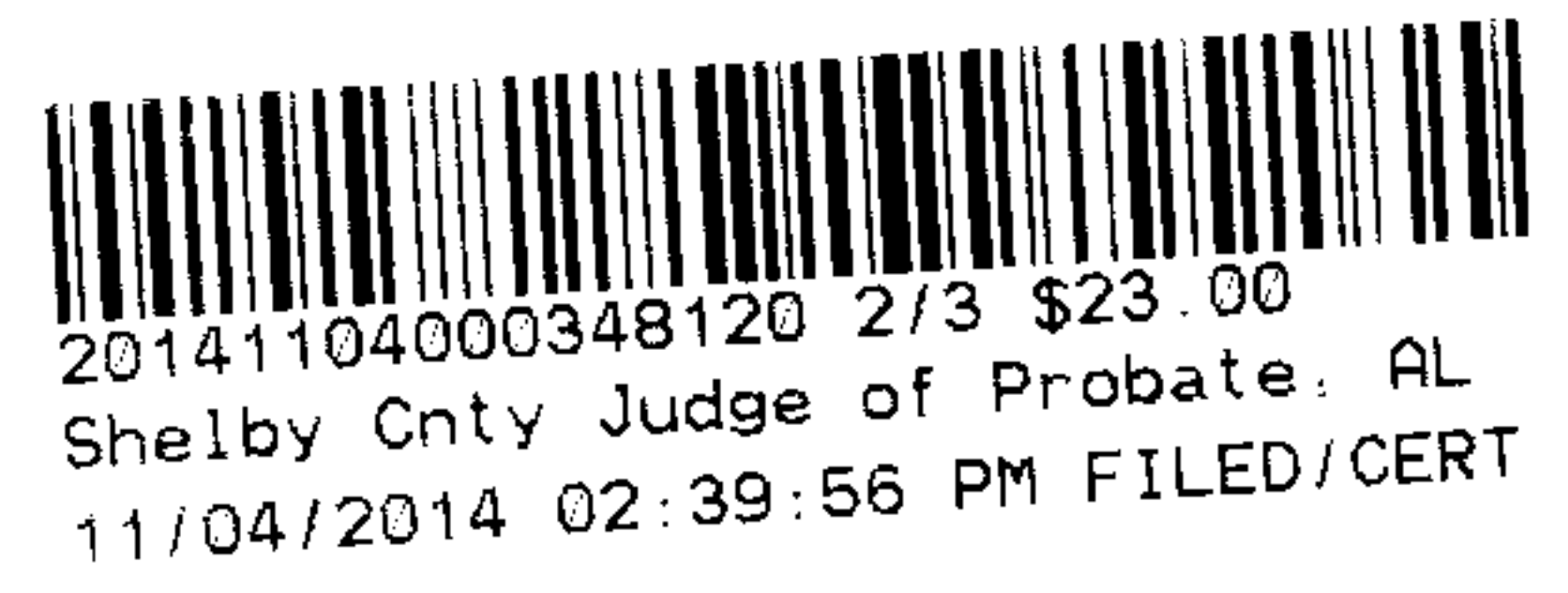
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Sam N Meredith and Eleanor D Meredith, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the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

Given under my hand and official seal this the 24th day of October, 2014.

  
Notary Public, State of Alabama  
Mike T. Atchison  
My Commission Expires: **October 04, 2016**



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



Begin at the NW corner of Block 261, Dunstan's Map of Calera; thence run South along the East ROW of 16th Street for 124.43 feet; thence run South 86 degrees 46 minutes 33 seconds East for 70.00 feet; thence run North 0 degrees 8 minutes 55 seconds West for 125.55 feet to a point on the south ROW of 20th Avenue, (Smith Street); thence run West 70.00 feet to the point of beginning. Being part of Block 261, Dunstan's Map of the Town of Calera, Alabama. Situated in Shelby County, Alabama.



# Real Estate Sales Validation Form

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


Grantor's Name Sam Meredith  
Mailing Address 2051 16th St  
Colera AL 35040  
Property Address 1557 20th Ave  
Colera AL 35043

Grantee's Name Brooke Roberson  
Mailing Address 1557 20th Ave  
Colera AL 35040  
Date of Sale 24 Oct 14  
Total Purchase Price 55,000.00  
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

  
20141104000348120 3/3 \$23.00  
Shelby Cnty Judge of Probate, AL  
11/04/2014 02:39:56 PM FILED/CERT

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 10-24-14

Print Mike T. Atchison

Sign Mike T. Atchison  
(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC  
(verified by)