

This Instrument was Prepared by:
Shannon E. Price Esq.
P. O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: James C. Acomb II
Diane L. Acomb
3205 Highway 69
Chelsea, AL 35043

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Two Hundred Twenty Seven Thousand Five Hundred Dollars and No Cents (\$227,500.00)**, the amount of which can be verified in the Sales Contract between the parties hereto, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **Wayne Fant and Nicole A. Fant, husband and wife, whose mailing address is 3215 Highway 69, Chelsea, AL 35043** (herein referred to as Grantors), do grant, bargain, sell and convey unto **James C. Acomb II and Diane L. Acomb, husband and wife, whose mailing address is 3205 Highway 69, Chelsea, AL 35043** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is 3205 Highway 69, Chelsea, AL 35043**; to wit;

A PART OF THE NE 1/4 OF THE NW1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE I WEST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE NE1/4 OF THE NW1/4 OF SECTION 21, TOWNSHIP 20 SOUTH, RANGE 1 WEST; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 579.99 FEET TO A POINT; THENCE SOUTH 01 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 379.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING AT THE POINT OF BEGINNING SOUTH 01 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 107.79 FEET TO A POINT; THENCE SOUTH 32 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 275.91 FEET TO A POINT; THENCE SOUTH 89 DEGREES 00 MINUTES 01 SECONDS EAST A DISTANCE OF 549.81 FEET TO A POINT; THENCE NORTH 00 DEGREES 59 MINUTES 59 SECONDS EAST A DISTANCE OF 337.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 00 MINUTES 01 SECONDS WEST A DISTANCE OF 702.92 FEET TO THE POINT OF BEGINNING.
ALSO A 20 FOOT INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS WEST A DISTANCE OF 579.99 FEET TO A POINT; THENCE SOUTH 01 DEGREES 14 MINUTES 44 SECONDS WEST A DISTANCE OF 487.59 FEET TO THE CENTERLINE OF SAID 20 FOOT EASEMENT, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 32 DEGREES 49 MINUTES 21 SECONDS EAST A DISTANCE OF 275.91 FEET; THENCE SOUTH 43 DEGREES 28 MINUTES 37 SECONDS EAST A DISTANCE OF 127.26 FEET; THENCE SOUTH 30 DEGREES 46 MINUTES 16 SECONDS EAST A DISTANCE OF 191.54 FEET; THENCE SOUTH 27 DEGREES 52 MINUTES 59 SECONDS EAST A DISTANCE OF 375.30 FEET; THENCE SOUTH 21 DEGREES 36 MINUTES 21 SECONDS EAST A DISTANCE OF 65.48 FEET TO THE NORTHERLY RIGHT OF WAY OF SHELBY COUNTY ROAD NO. 69; ALSO BEING THE POINT OF ENDING. SAID EASEMENT LYING 10 FEET ON EACH SIDE OF SAID CENTERLINE.

ALL BEING SITUATED IN SHELBY COUNTY, ALABAMA.

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

All taxes for the year 2015 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Building lines, right of ways, easements, restrictions, reservations and conditions, if any.

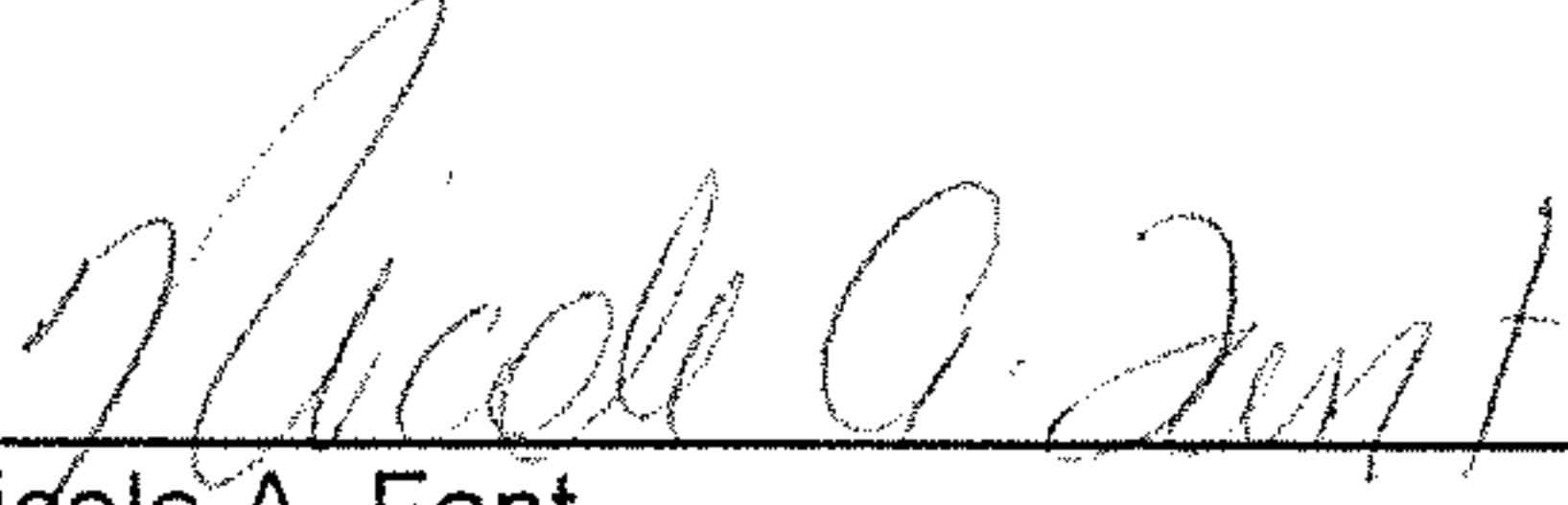
TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th day of November, 2014.



Wayne Fant



Nicole A. Fant

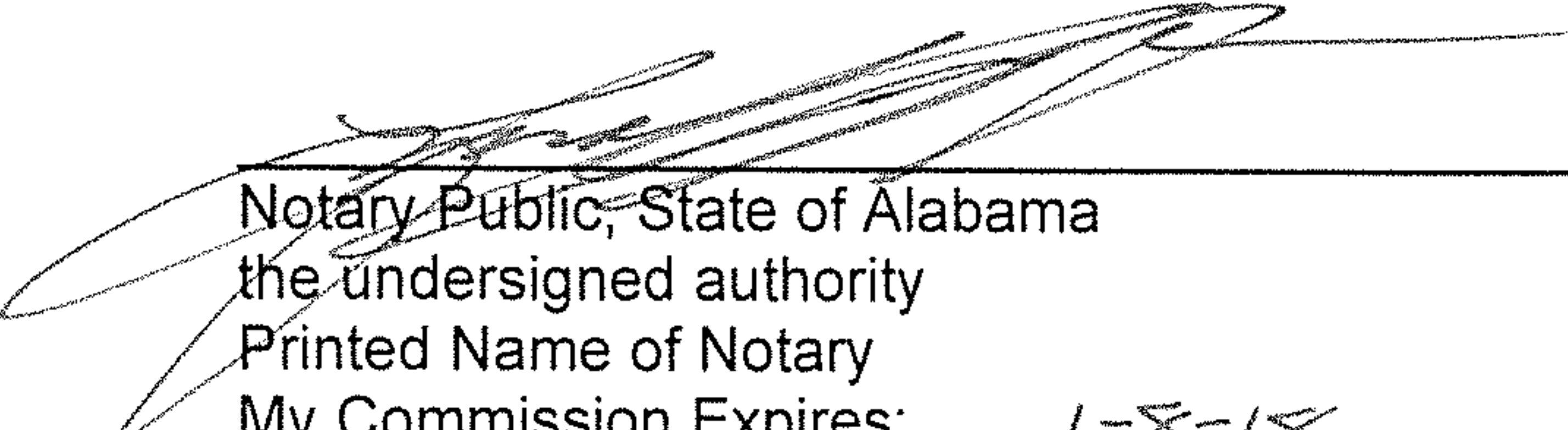
State of Alabama

} General Acknowledgment

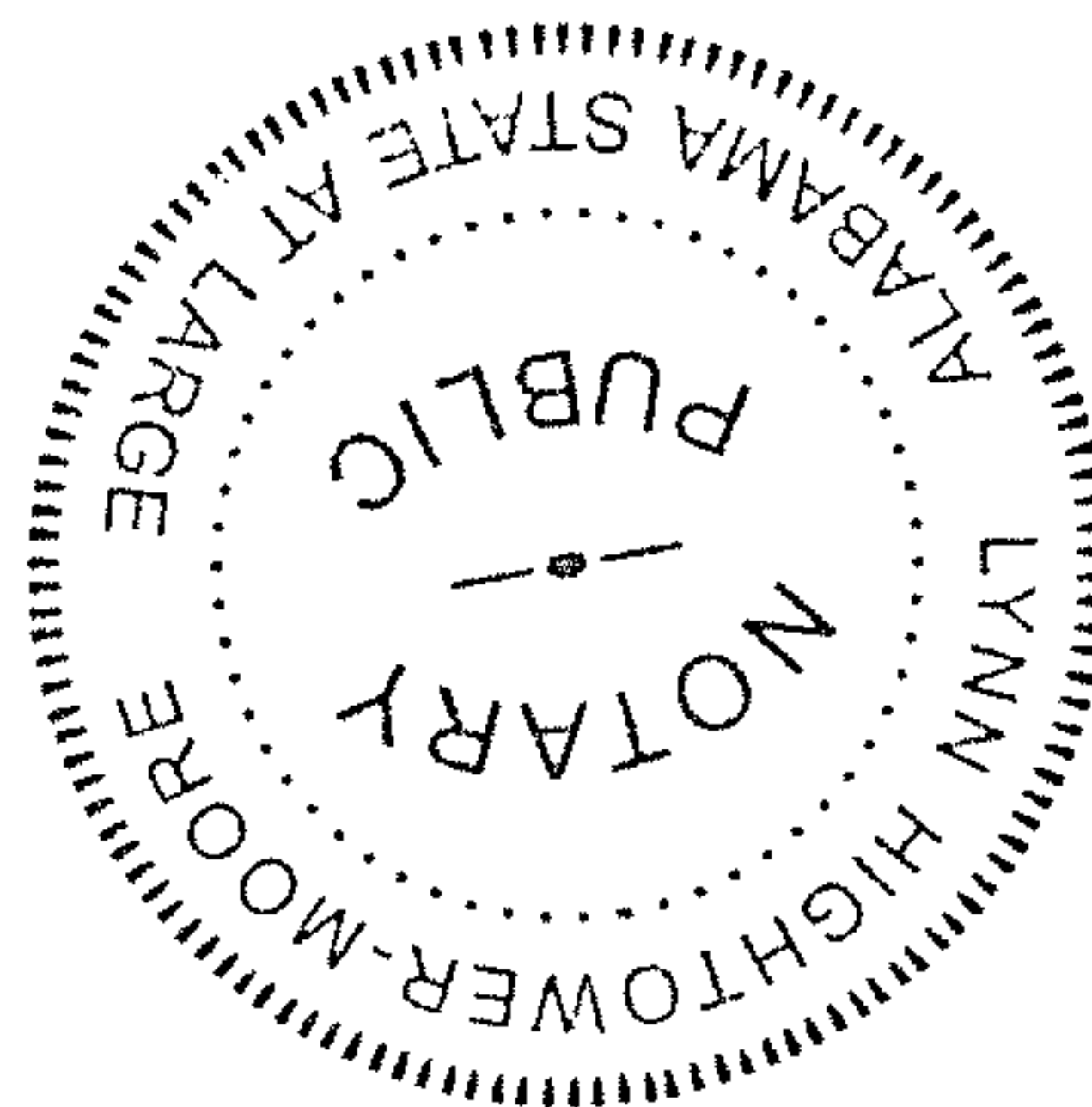
Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Wayne Fant and Nicole A. Fant, husband and wife 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 the same bears date.

Given under my hand and official seal, this the 5th day of November, 2014.



Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 8-1-8



Real Estate Sales Validation Form

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

Grantor's Name	Wayne Fant Nicole A. Fant	Grantee's Name	James C. Acomb II Diane L. Acomb
Mailing Address	<u>3215 Highway 69</u> <u>Chelsea, AL 35043</u>	Mailing Address	<u>3205 Highway 69</u> <u>Chelsea, AL 35043</u>
Property Address	<u>3205 Highway 69</u> <u>Chelsea, AL 35043</u>	Date of Sale	<u>November 05, 2014</u>
		Total Purchase Price	<u>\$227,500.00</u>
		or	
		Actual Value	<u></u>
		or	
		Assessor's Market Value	<u></u>

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)

<u> </u> Bill of Sale	<u> </u> Appraisal
<u> </u> Sales Contract	<u> </u> Other
<u> </u> 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 November 04, 2014

Print WAYNE FANT

Sign Wayne Fant

 Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/05/2014 02:59:33 PM
\$247.50 CHERRY
20141105000350140

A handwritten signature in black ink, likely belonging to Judge James W. Fuhrmeister, is written over the official stamp.