

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-14-21781

Send Tax Notice To: William T. Maxwell, Jr.
Sandra F. Maxwell
3465 Highway 61
Columbiana, AL 35051

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 **One Hundred Twenty Thousand Dollars and No Cents (\$120,000.00)**, 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, **Jason M. McCall and Lisa M. McCall**, HUSBAND AND WIFE (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **William T. Maxwell, Jr. and Sandra F. Maxwell**, (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.

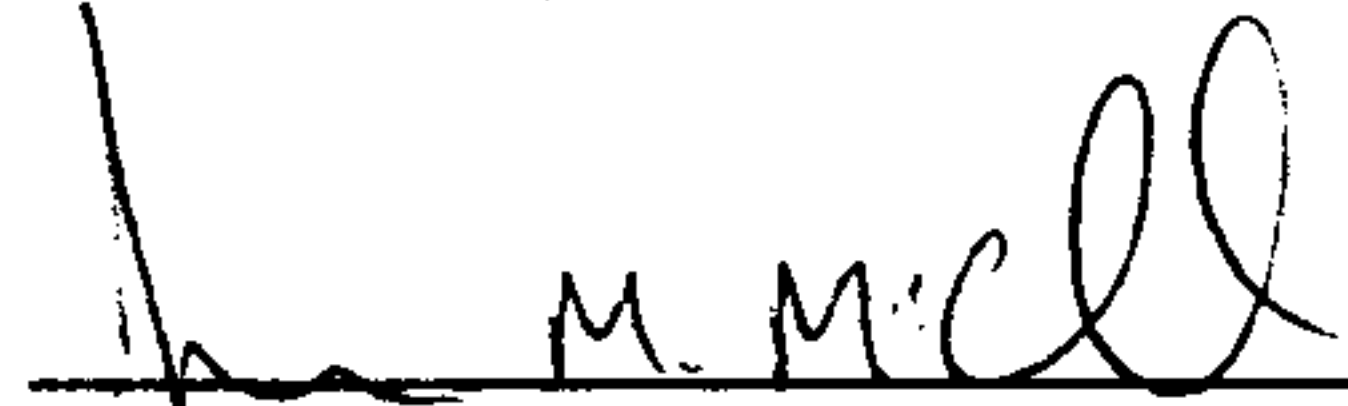
Lisa M. McCall and Lisa M. Pounders are one in the same person.

\$122,448.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

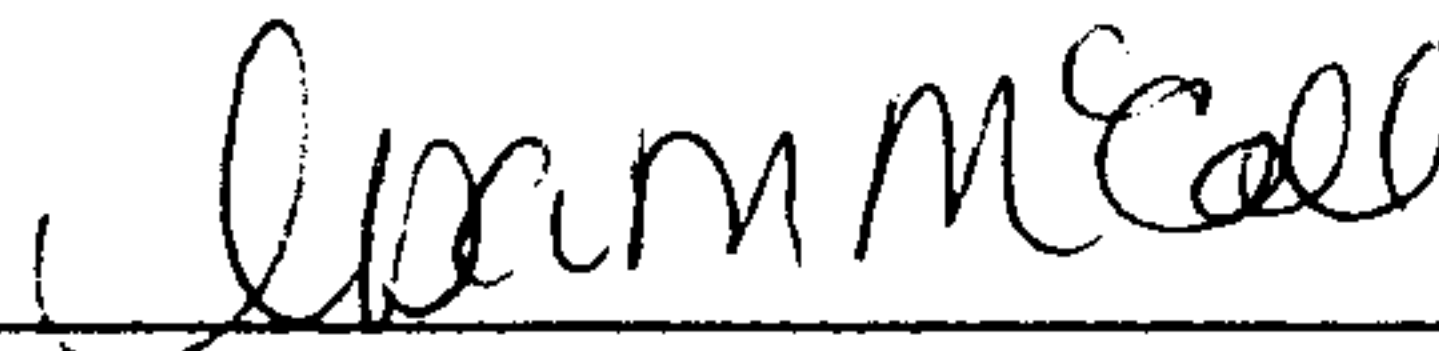
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 November, 2014.



Jason M. McCall



Lisa M. McCall



20141201000375010 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/01/2014 08:44:42 AM FILED/CERT

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 Jason M. McCall and Lisa M. McCall, 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 November, 2014.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

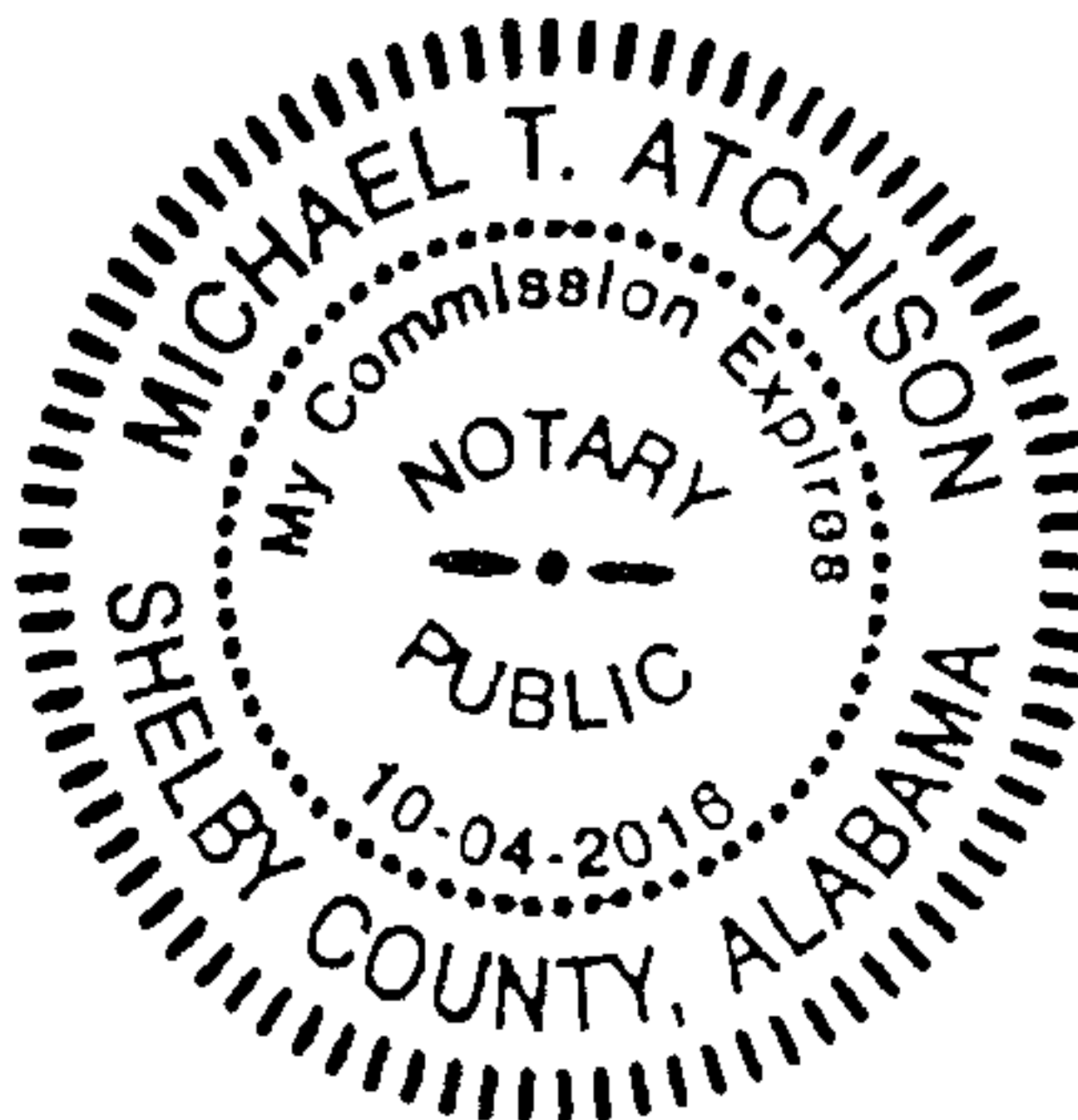


EXHIBIT "A"
LEGAL DESCRIPTION


20141201000375010 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/01/2014 08:44:42 AM FILED/CERT

Commence at the NW corner of Section 33, Township 21 South, Range 1 East, Shelby County, Alabama; thence South 5 degrees 45 minutes 18 seconds West along a fence a distance of 111.33 feet to the POINT OF BEGINNING; thence continue along the last described course a distance of 393.70 feet to a fence corner; thence South 66 degrees 54 minutes 39 seconds East along a fence a distance of 324.92 feet to the westerly right of way of Shelby County Hwy. 61; thence North 31 degrees 22 minutes 41 seconds East along said right of way a distance of 258.38 feet to a point of curve to the left having a central angle of 10 degrees 25 minutes 08 seconds and a radius of 1664.63 feet; thence along the arc of said curve and along said right of way a distance of 302.70 feet to the southerly edge of a ditch; thence North 86 degrees 58 minutes 45 seconds West along said ditch and leaving said right of way a distance of 45.03 feet; thence South 70 degrees 54 minutes 15 seconds West along said ditch a distance of 39.80 feet; thence South 47 degrees 31 minutes 08 seconds West along said ditch a distance of 72.00 feet; thence South 71 degrees 58 minutes 50 seconds West along said ditch a distance of 43.86 feet; thence South 56 degrees 58 minutes 51 seconds West along said ditch a distance of 58.45 feet; thence South 74 degrees 51 minutes 47 seconds West along said ditch a distance of 89.38 feet; thence South 52 degrees 07 minutes 41 seconds West along said ditch a distance of 60.20 feet; thence North 86 degrees 11 minutes 45 seconds West along said ditch a distance of 62.91 feet; thence North 51 degrees 02 minutes 27 seconds West along said ditch a distance of 44.72 feet; thence North 81 degrees 50 minutes 59 seconds West along said ditch a distance of 47.88 feet; thence North 22 degrees 21 minutes 22 seconds West along said ditch a distance of 21.80 feet; thence North 48 degrees 21 minutes 13 seconds West along said ditch a distance of 33.44 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 2, 2001.

Real Estate Sales Validation Form

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

Grantor's Name Jason M. McCall
Lisa M. McCall

Grantee's Name William T. Maxwell, Jr.
Sandra F. Maxwell

Mailing Address 3465 Highway 61
Columbiana, AL 35051

Mailing Address 3465 Highway 61
Columbiana, AL 35051

Property Address 3465 Highway 61
Columbiana, AL 35051

Date of Sale November 24, 2014
Total Purchase Price \$120,000.00

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


20141201000375010 3/3 \$21.00
Shelby Cnty Judge of Probate, AL
12/01/2014 08:44:42 AM 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.

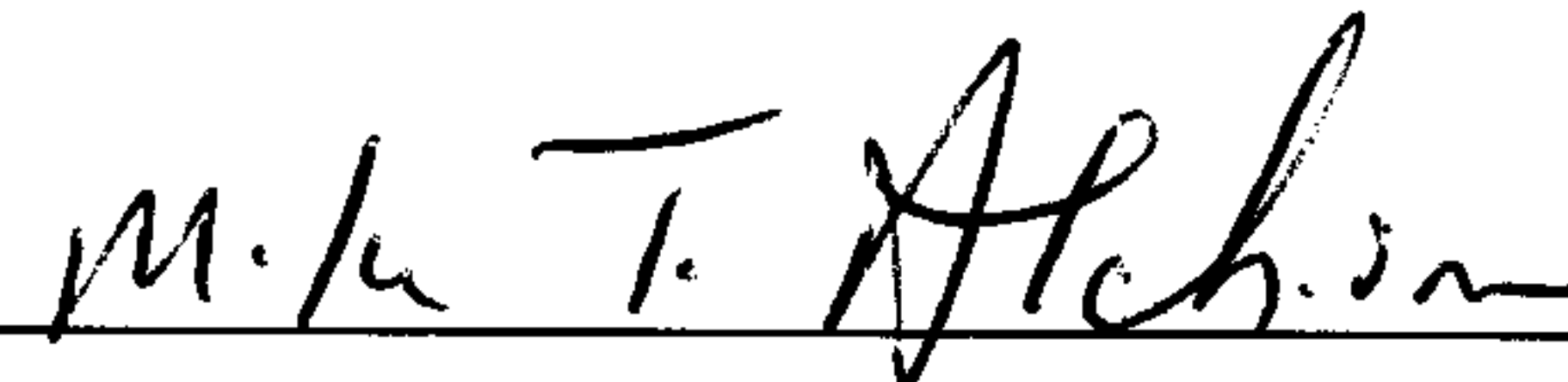
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 November 21, 2014

Print



Unattested


(verified by)

Sign

(Grantor/Grantee/Owner/Agent) circle one