

Parcel I.D. #: 29-5-21-0-000-003.000

Send Tax Notice To: Jo Ann & Edwin Brown
2475 Huntington Glen Drive
Birmingham, AL 35226

WARRANTY DEED

Joint Tenancy With Right of Survivorship

STATE OF ALABAMA)
)
COUNTY OF SHELBY)


20141203000380300 1/6 \$147.00
Shelby Cnty Judge of Probate, AL
12/03/2014 02:30:54 PM FILED/CERT

Know all men by these presents, that in consideration of the sum of One Hundred Seventeen Thousand Dollars and 00/100 (\$ 117,000.00), the receipt and sufficiency of which are hereby acknowledged, that **Alison Beverly Harris, f/k/a Alison Beverly Estes, a married woman, and Ellen Beverly Roberts, a married woman**, hereinafter known as GRANTOR, does hereby bargain, grant, sell and convey the following described real property being situated in Shelby County, Alabama, to **Jo Ann Beverly Brown and Edwin Eugene Brown**, hereinafter known as the GRANTEE;

Fraction "E" being the SW 1/4 of the NW 1/4; Fraction "F" being the SE 1/4 of the NW 1/4; Fraction "M" being a fractional part of the NW 1/4 of the SW 1/4, all being located in Fraction Section 21, Township 22 South, Range 1 West, Shelby County, Alabama.

TOGETHER with a non-exclusive easement for ingress and egress being more particularly described as follows:

Commence at the SW corner of Fraction "G" of Section 21, Township 22 South, Range 1 West, Shelby County, Alabama; Thence turn an angle right of 5 degrees 35 minutes 16 seconds from the West line of said Fraction "G" run Northeasterly along a fence for 190.47 feet to a fence corner and the Point of Beginning; Thence 79 degrees 36 minutes 25 seconds run right Northeasterly along a fence for 265.03 feet; Thence 1 degrees 35 minutes 12 seconds right continue along said fence for 206.35 feet to the Westerly R/W of Shelby County Highway # 86; Thence 112 degrees 00 minutes right run Southwesterly along said R/W for 16.18 feet; Thence 68 degrees 00 minutes right run 200.08 feet; Thence 1 degrees 35 minutes 12 seconds left for 267.57 feet to a fence; Thence continue along same line an additional 50.83 feet to a point; Thence turn an angle of 100 degrees 23 minutes 35 seconds right and run 15.25 feet to the northwesterly corner of a parcel of land deeded to Clayton R. Seale and Imogene Seale by Fred O. Beverly, Jr., as recorded in Instrument # 1992-23945; Thence 79 degrees 36 minutes 25 seconds right and run 50.83 feet to the Point of Beginning.

Shelby County, AL 12/03/2014
State of Alabama
Deed Tax: \$117.00

LESS & EXCEPT: Begin at the SW corner of Fraction "G" in Section 21, Township 22 South, Range 1 West; Thence turn an angle right of 5 degrees 35 minutes 16 seconds from the West line of said Fraction "G" and run Northeasterly along a fence for 190.47 feet; Thence an angle of 100 degrees 23 minutes 35 seconds left run Southwesterly 50.83 feet; Thence 79 degrees 36 minutes 25 seconds left and run Southerly 185.02 feet to a fence on the South line of Fraction Section "F"; Thence 94 degrees 15 minutes 16 seconds left run 50.14 feet to the Point of Beginning.

LESS & EXCEPT: Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto (per Instrument # 1992-30740).

Subject to any and all easements, rights of way, covenants and restrictions of record, and oil and gas and mineral lease and rights in connection therewith to Anschutz Corporation, in Deed Book 330, Page 855 and the agreement as to timber on subject property as contained in Deed Book 348, Page 502.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF EITHER ONE OF THE GRANTORS HEREIN.

This deed was prepared without the benefit of a title search, and a survey was not performed. The legal description was taken from that certain instrument recorded as Instrument # 1992-30740 and # 1992-23946, respectively, in the Probate Judge's Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed 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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs, and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.


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IN WITNESS WHEREOF, we have hereunto set our hands and seals, on this the 13th Day of November, 2014.

Alison Beverly Harris
Alison Beverly Harris
f/k/a Alison Beverly Estes
GRANTOR

Ellen Beverly Roberts
Ellen B. Roberts
Ellen Beverly Roberts
GRANTOR

STATE OF ALABAMA)
COUNTY OF Cullman

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Ellen Beverly Roberts**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.

Given under my hand and official seal of office on this the 13th Day of November, 2014.

Samuel A. Legg
NOTARY PUBLIC
My Commission Expires:

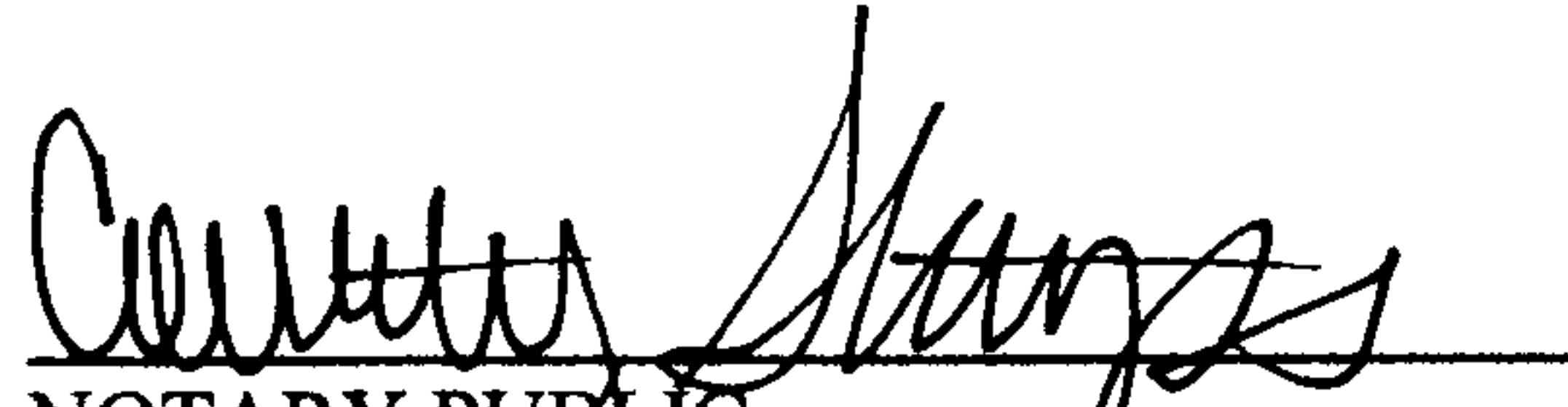
MY COMMISSION EXPIRES NOVEMBER 2, 2015

STATE OF ARKANSAS)
COUNTY OF Benton

I, the undersigned, a Notary Public in and for said State, do hereby certify that **Alison Beverly Harris, f/k/a Alison Beverly Estes**, whose name is signed to the foregoing conveyance, and who is personally known to me, acknowledged before me and my official seal of office, that he did execute the same voluntarily on the day the same bears date.


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Given under my hand and official seal of office on this the 10 Day of November, 2014.


NOTARY PUBLIC
My Commission Expires: 05/22/2024

This Instrument Prepared By:

Clint C. Thomas, P.C.
Attorney at Law
P.O. Box 1422
Calera, AL 35040

OFFICIAL SEAL
COURTNEY STAMPS
NOTARY PUBLIC - ARKANSAS
BENTON COUNTY
COMMISSION NO. 12399196
COMMISSION EXP. 05/22/2024


20141203000380300 4/6 \$147.00
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REAL ESTATE SALES VALIDATION QUESTIONNAIRE

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

GRANTOR'S NAME:

Allison Beverly Harris
8 Northaven
Farmington, AR 72730

Ellen Beverly Roberts

GRANTEE'S NAME:

JoAnn Beverly Brown
Edwin Eugene Brown
2475 Hunting Glen
Birmingham, Alabama 35226

PROPERTY ADDRESS:

5847 Highway 86
Calera, Alabama 35040-5338
Parcel I.D. # 29-5-21-0-000-003.000

DATE OF SALE: _____

TOTAL PURCHASE PRICE: \$117,000.00

OR

CURRENT ASSESSOR'S MV \$ _____

DOCUMENT EVIDENCE PROVIDED:

_____ Closing Statement
_____ Bill of Sale
_____ Sales Contract
☒ Other _____ Settlement Agreement _____

AFFIDAVIT OF EXCEPTION

Mark the appropriate situation upon which an exception is based.

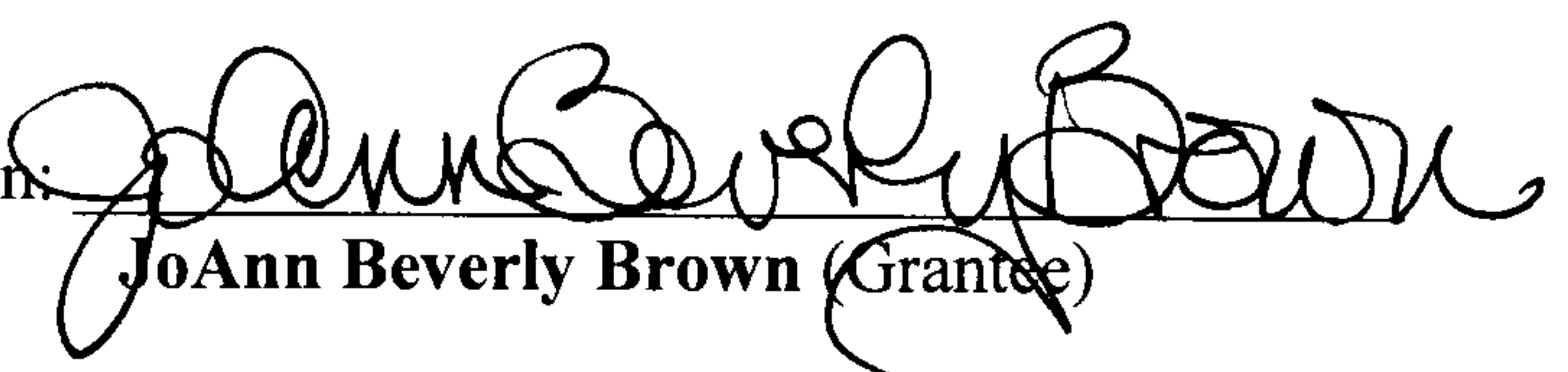
When transfer of title to real estate or affidavit of equitable interest in real estate is made:

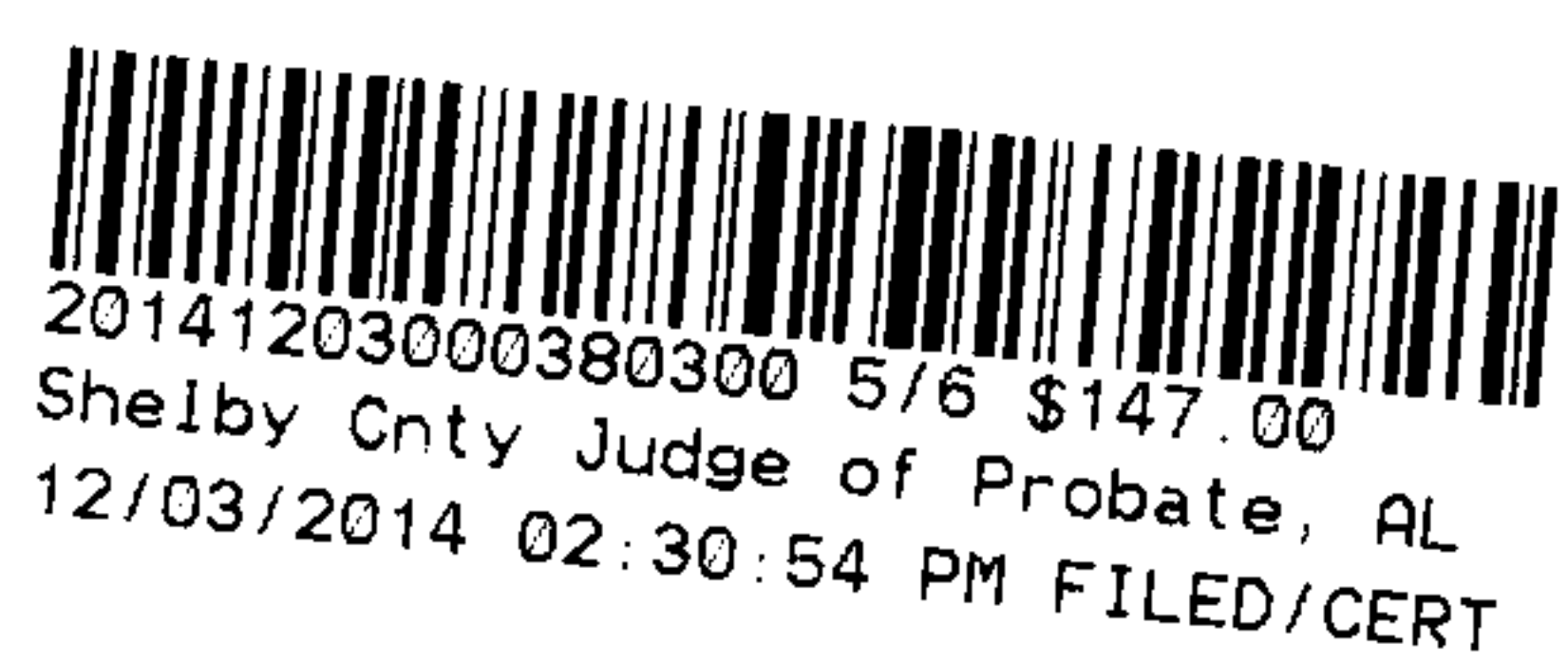
- _____ Transfer of mortgage on real or personal property within this state upon which the mortgage tax has been paid.
- _____ Deeds or instruments executed for a nominal consideration for the purpose of perfecting the title to real estate.
- _____ Re-recording of corrected mortgage, deed, or instrument executed for the purpose of perfecting the title to real estate or personal property, specifically, but not limited to, corrections of maturity dates thereof, and deeds and other instruments or conveyances, executed prior to October 1, 1923.
- _____ Instrument conveying only leasehold easement, or licenses or the recordation of copies of instruments evidencing original transfers of title to land by the United States or the State of Alabama.

I hereby affirm that to the best of my knowledge and belief the information contained in this document is true and complete.

Date: 12/3/14

Sign:


JoAnn Beverly Brown (Grantee)

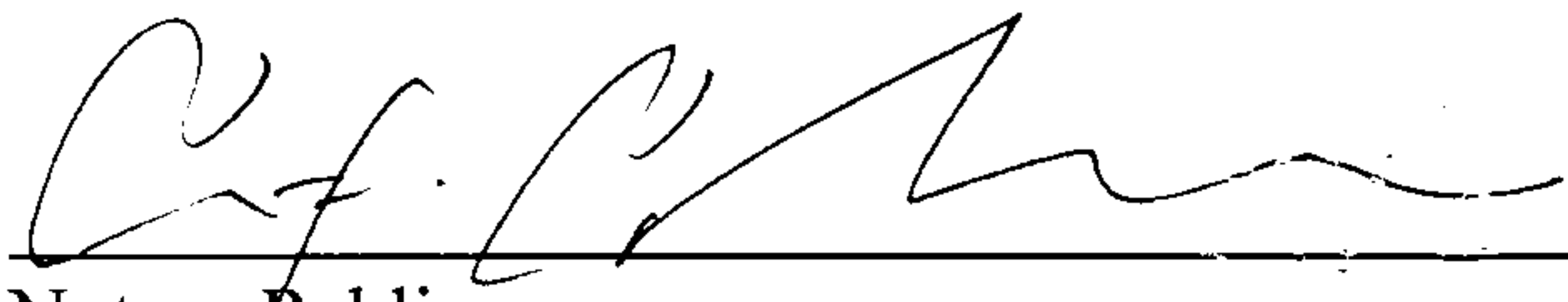


STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that, **JoAnn Beverly Brown**, whose name is signed to the foregoing Affidavit of Exception, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 03 day of DEC., 2014.

(SEAL)



Notary Public
My Commission Expires: 03/09/2016

Sign: Edwin Eugene Brown

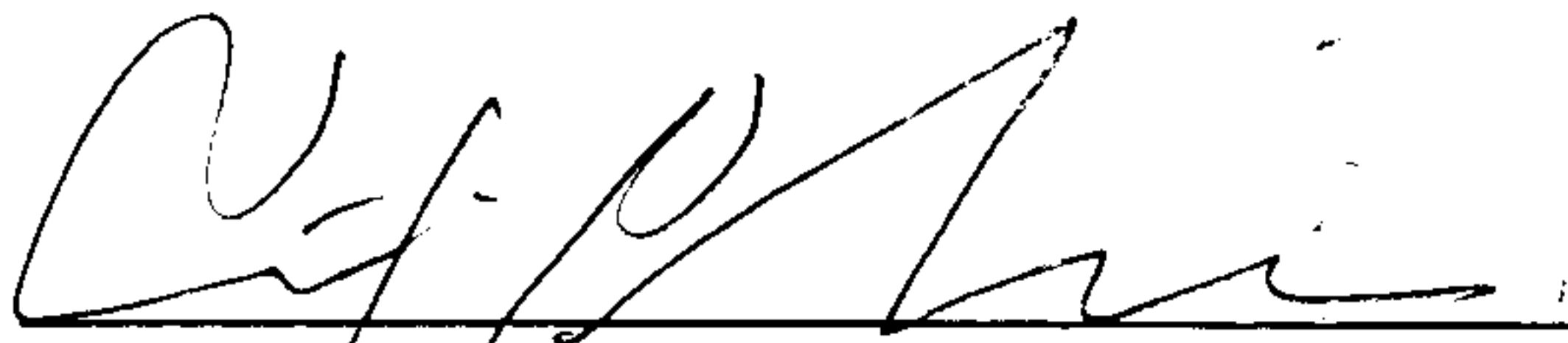
Edwin Eugene Brown (Grantee)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County and State, hereby certify that, **Edwin Eugene Brown**, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this the 03 day of DEC., 2014.

(SEAL)



Notary Public
My Commission Expires: 03/09/2016


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