

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

Send Tax Notice To: Steven Frankling Milner
Diane Perry Milner
686 Highway 435
Columbiana, AL 35051

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 **One Hundred Twenty One Thousand Dollars and No Cents (\$121,000.00), 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, I, **Judy Pearce, an unmarried woman, whose mailing address is 501 Colby Lane, Columbiana, AL 35051** (herein referred to as Grantor), does grant, bargain, sell and convey unto **Steven Frankling Milner and Diane Perry Milner, husband and wife, whose mailing address is 686 Highway 435, Columbiana, AL 35051** (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 686 Highway 435, Columbiana, AL 35051**; to wit;

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 1 EAST, BEING A PART OF THE SAME LAND DESCRIBED IN DEED TO J. D. AND MYRTLE KING, RECORDED IN DEED BOOK 314, PAGE 741 OF THE REAL PROPERTY RECORDS OF SHELBY COUNTY, ALABAMA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF SAID SIXTEENTH SECTION, A DISTANCE OF 372.60 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "S. WHEELER, CA 0502", AT THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 54 MINUTES 15 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 255.87 FEET TO AN 1/2 INCH REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0505"; THENCE NORTH 80 DEGREES 43 MINUTES 52 SECONDS WEST, A DISTANCE OF 189.46 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 0505", SET IN THE CENTER OF COUNTY ROAD NO. 435; THENCE ALONG A CURVE, TO THE LEFT, IN SAID COUNTY ROAD, HAVING A RADIUS OF 2000.00 FEET AND A CHORD BEARING OF NORTH 08 DEGREES 59 MINUTES 09 SECONDS EAST AND ARC 39.77 FEET TO A POINT; THENCE NORTH 08 DEGREES 24 MINUTES 58 SECONDS EAST, ALONG SAID COUNTY ROAD, A DISTANCE OF 100.52 FEET TO A POINT; THENCE ALONG A CURVE, TO THE LEFT, IN SAID ROAD, HAVING A RADIUS OF 1985.97 FEET AND A CHORD BEARING OF NORTH 06 DEGREES 55 MINUTES 42 SECONDS EAST, AND ARC LENGTH OF 103.14 FEET TO A 1/2 INCH REBAR SET, WITH A CAP STAMPED "S. WHEELER CA 05502"; THENCE SOUTH 83 DEGREES 58 MINUTES 57 SECONDS EAST A DISTANCE OF 150.42 FEET TO THE POINT OF BEGINNING.

\$96,800.00 of the Purchase price is being paid by a Mortgage being recorded simultaneously herewith.

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 20th day of January, 2015.

Judy Pearce

Judy Pearce

State of Alabama

} General Acknowledgment

Shelby County

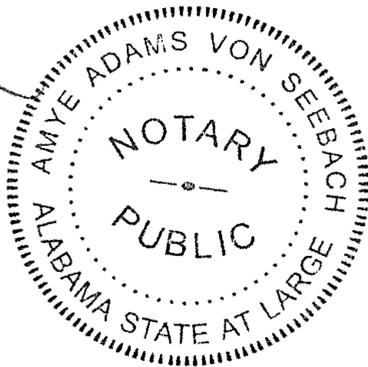
I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Judy Pearce, an unmarried woman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 20th day of January, 2015.

Amy Adams von Seebach

Notary Public, State of Alabama

the undersigned authority
Printed Name of Notary
My Commission Expires: _____
MY COMMISSION EXPIRES
JUNE 17, 2017



Real Estate Sales Validation Form

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

Grantor's Name Judy Pearce Grantee's Name Steven Frankling^{SFM} Milner Diane Perry Milner
Mailing Address 501 Colby Lane Columbiana, AL 35051 Mailing Address 686 Highway 435 Columbiana, AL 35051
Property Address 686 Highway 435 Columbiana, AL 35051 Date of Sale January 20, 2015
Total Purchase Price \$121,000.00
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 Appraisal
Sales Contract Other
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 January 19, 2015

Print Judy Pearce

Unattested

(verified by)

Sign Judy Pearce

(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
01/21/2015 02:02:43 PM
\$141.00 CHERRY
20150121000022550

J.W. Fuhrmeister