

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051

File No.: MV-14-21910

Send Tax Notice To: James L Hale  
Jacqueline C. Hale

6720 Chelsea Rd  
Columbiana, AL 35051

## WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

  
20150302000064020 1/3 \$173.00  
Shelby Cnty Judge of Probate, AL  
03/02/2015 03:20:37 PM FILED/CERT

That in consideration of the sum of **One Hundred Fifty Three Thousand Dollars and No Cents (\$153,000.00)**, 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, **Bradley S. Rawlins and Marlena E. Hudspeath**, husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James L Hale and Jacqueline C. Hale**, (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 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

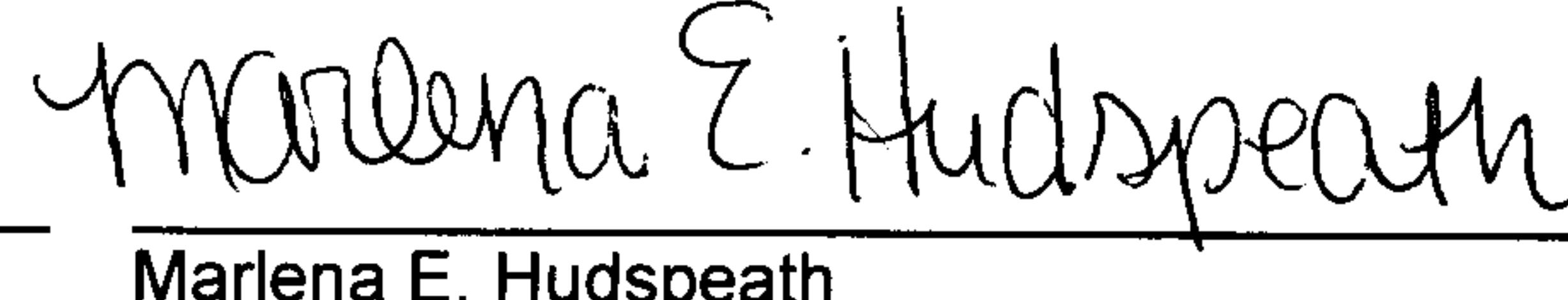
**\$0.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 19th day of February, 2015.

  
\_\_\_\_\_  
Bradley S. Rawlins

  
\_\_\_\_\_  
Marlena E. Hudspeath

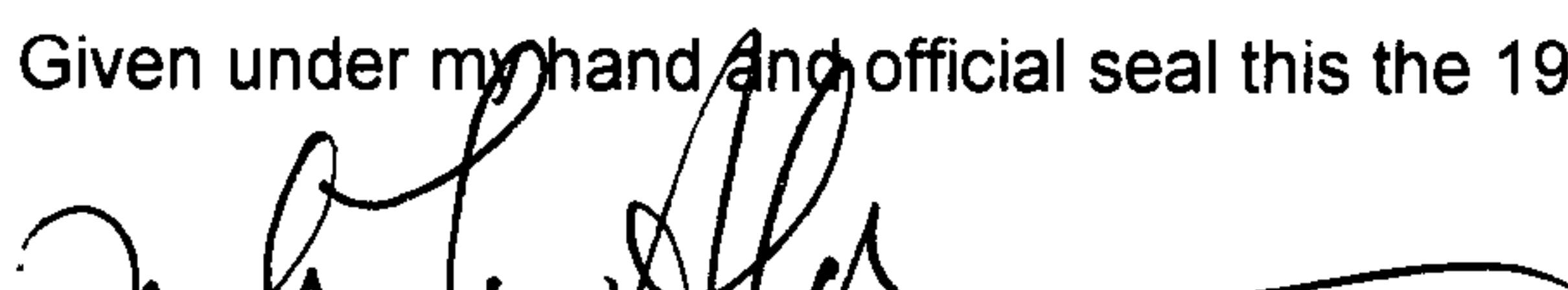
Shelby County, AL 03/02/2015  
State of Alabama  
Deed Tax:\$153.00

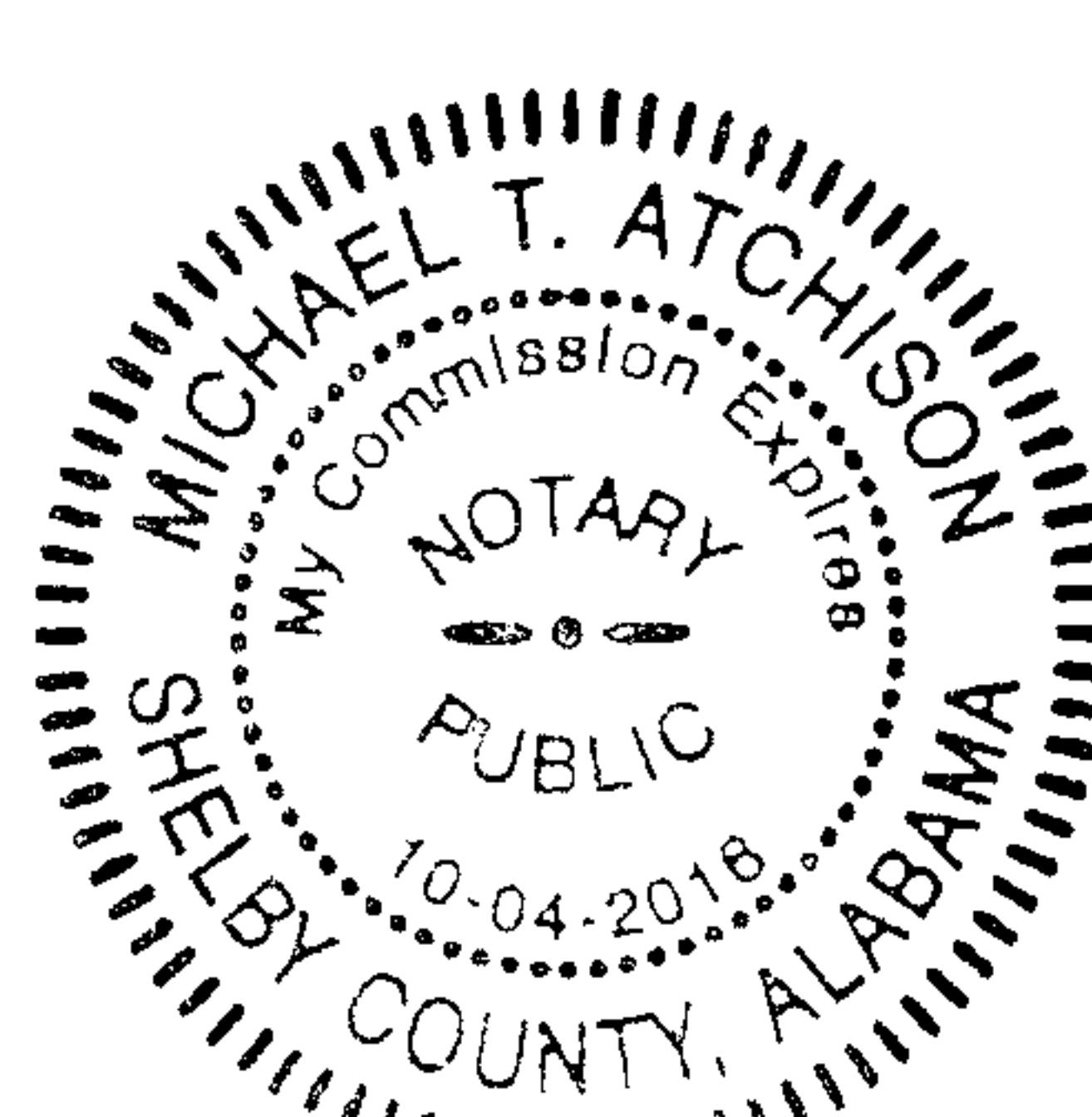
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Bradley S. Rawlins and Marlena E. Hudspeath, 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 19th day of February, 2015.

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





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## EXHIBIT A LEGAL DESCRIPTION

### Legal description:

Part of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 20 South, Range 1 West, more particularly described as follows:

Commence at the Southeast corner of Parcel #5, according to the Map of Hartsfield Estates as recorded in Map Book 14, Page 50-B, in the Office of the Judge of Probate of Shelby County, Alabama; run North 01 degrees 55 minutes 57 seconds East 271.89 feet to a 5/8 inch rebar (cap #11848) at the point of beginning of the property herein described; thence North 02 degrees 01 minutes 07 seconds East 326.22 feet to a 5/8 inch rebar found; thence North 11 degrees 05 minutes 39 seconds East 69.41 feet to a 5/8 inch rebar found; thence North 35 degrees 15 minutes 48 seconds East 140.92 feet to a 5/8 inch rebar found; thence North 39 degrees 06 minutes 04 seconds East 208.65 feet to a 5/8 inch rebar found on the Westerly right of way of Columbiana - Chelsea Highway; thence along said right of way South 06 degrees 27 minutes 05 seconds West 707.06 feet to a 5/8 inch rebar found; thence leaving said right of way North 83 degrees 31 minutes 03 seconds West 196.13 feet to the point of beginning.

# Real Estate Sales Validation Form

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

Grantor's Name	Bradley S. Rawlins Marlena E. Hudspeath	Grantee's Name	James L Hale Jacqueline C. Hale
Mailing Address	<u>600 Manta Ray Dr</u> <u>Chelsea AL 35043</u>	Mailing Address	<u>6720 Chelsea Rd</u> <u>Columbiana AL 35051</u>
Property Address	6695 Chelsea Road Columbiana, AL 35051	Date of Sale	February 19, 2015
		Total Purchase Price	\$153,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 or 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 February 18, 2015

Print

Mike T. Alchisa

Sign

Mike T. Alchisa

(Grantor/Grantee/Owner/Agent) circle one



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