

This Instrument was Prepared by:

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

File No.: S-15-21972

Send Tax Notice To: Frank A. Combs III
Susan Staats Sidwell

2612 Royal Ct.
Pelham, Ala 35124

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 Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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, **Brett H. Bangle and wife, Patricia D. Bangle and James A. Thornton and wife, Cindy B. Thornton**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Frank A. Combs, III and Susan S. Sidwell**, (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

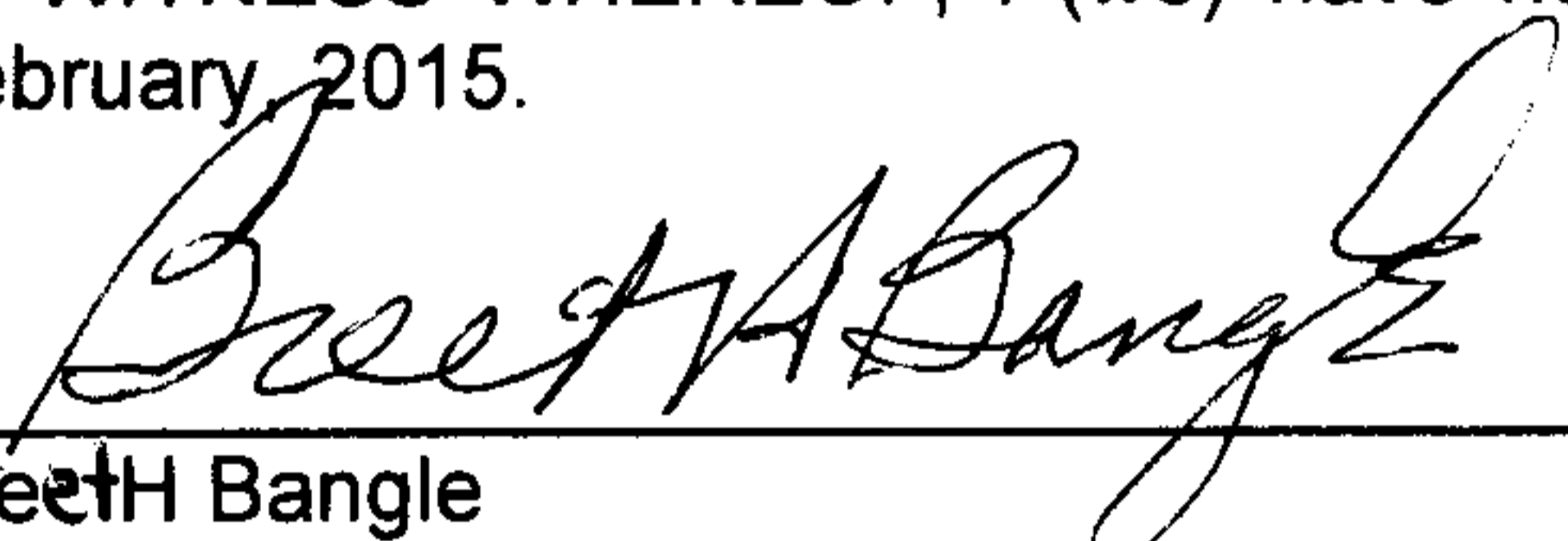
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

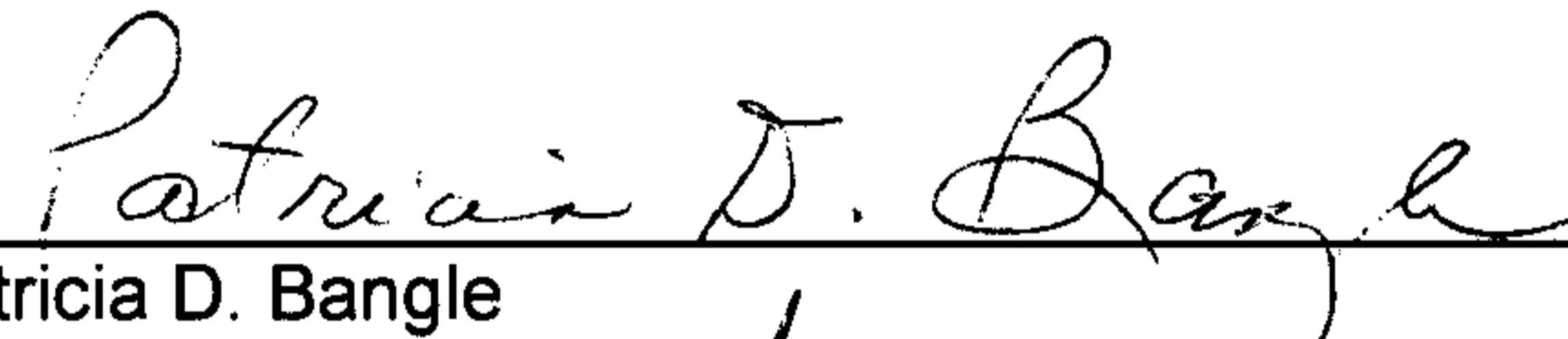
\$92,000.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

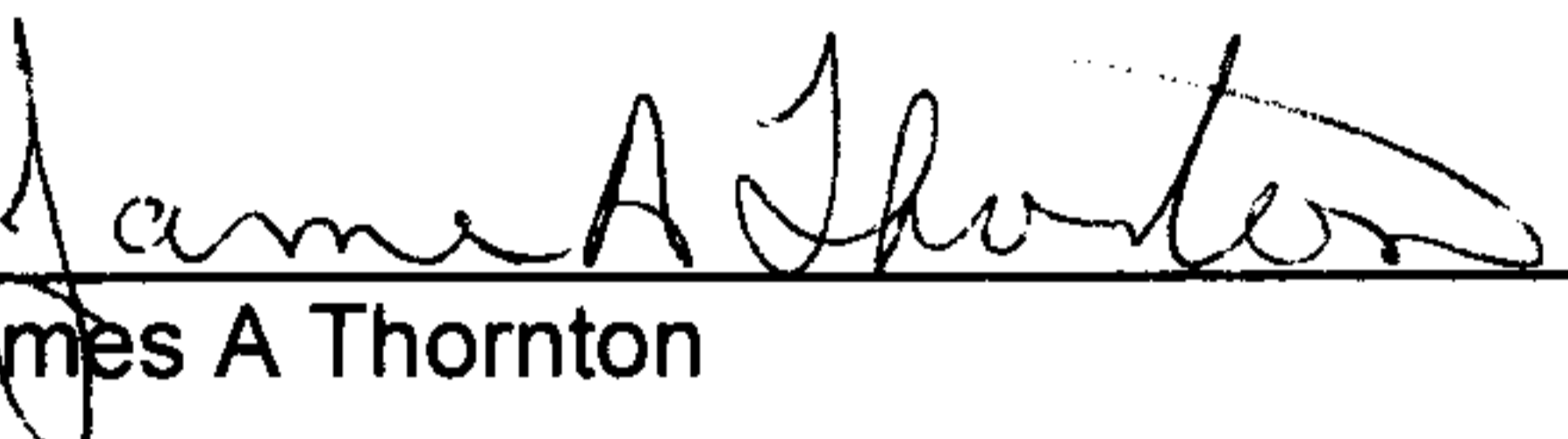
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.


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 27th day of February, 2015.


Brett H. Bangle


Patricia D. Bangle


James A. Thornton

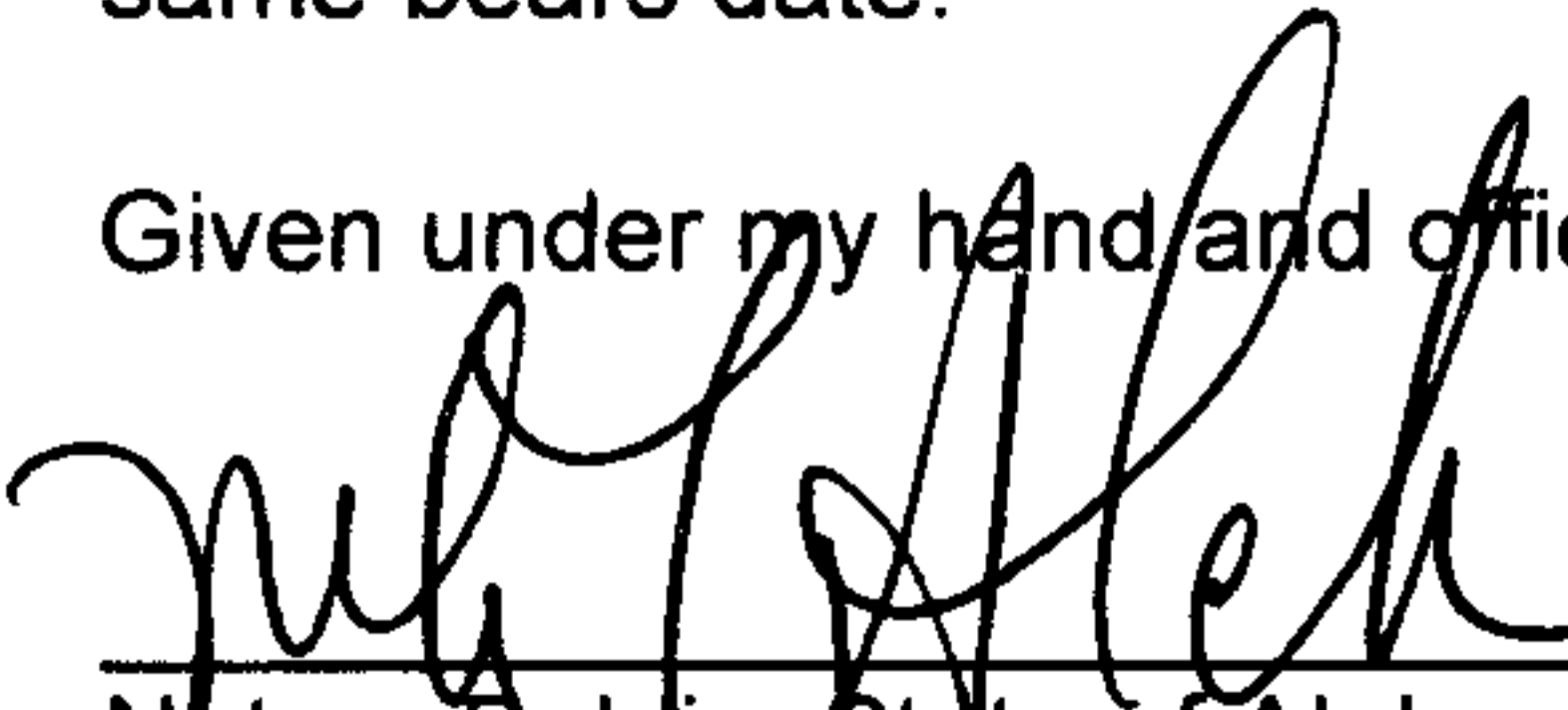

Cindy B. Thornton

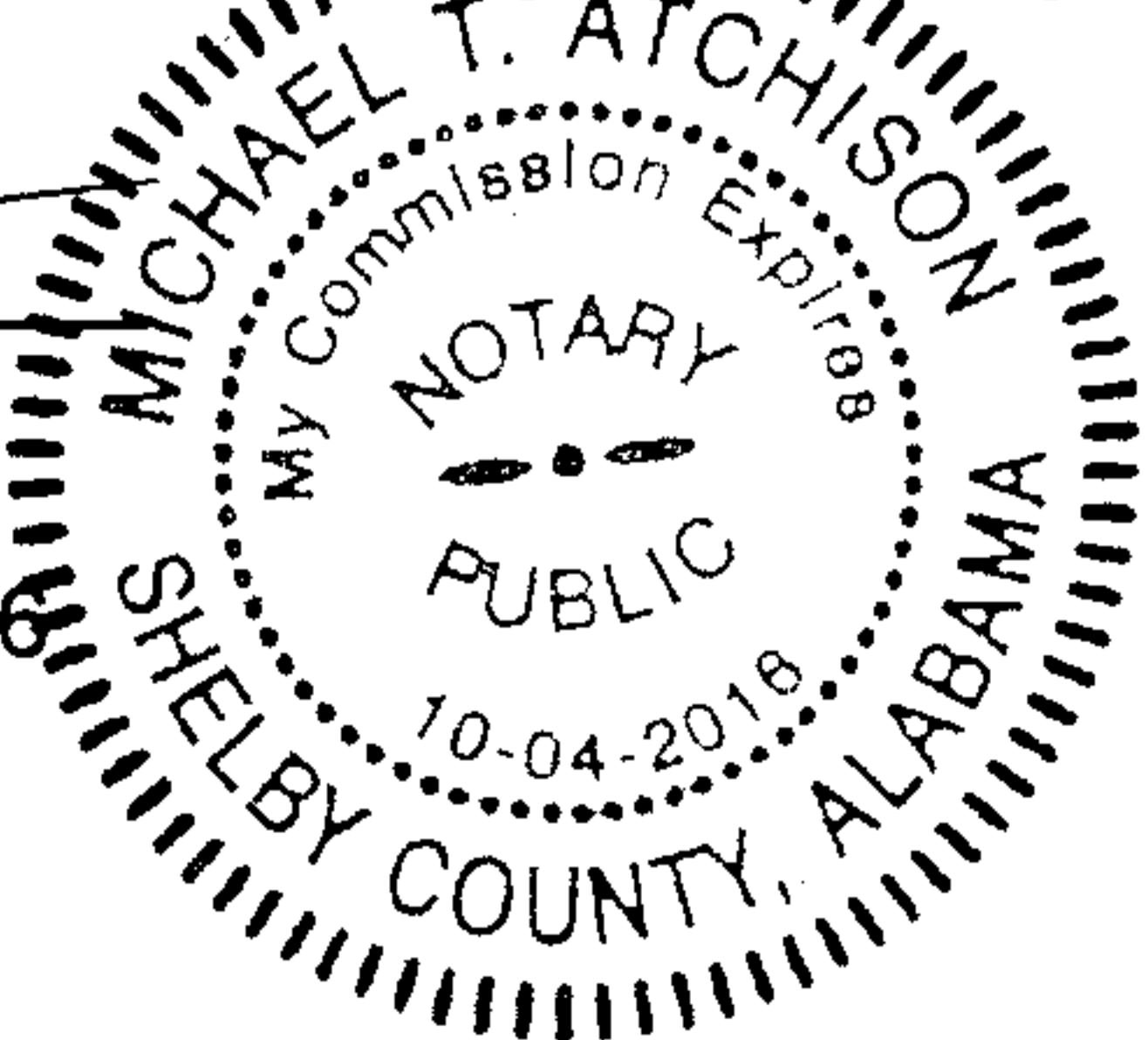
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Brett H. Bangle, Patricia D. Bangle, James A. Thornton, and Cindy B. Thornton, 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 27th day of February, 2015.


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




20150304000065910 1/3 \$135.00
Shelby Cnty Judge of Probate, AL
03/04/2015 09:32:43 AM FILED/CERT

Shelby County, AL 03/04/2015
State of Alabama
Deed Tax: \$115.00


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 111.45'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence along a chord of S35°55'30"E, a distance of 41.88' to the POINT OF BEGINNING; thence N81°41'00"W, a distance of 24.63'; thence S80°56'30"W, a distance of 352.19'; thence S64°20'30"W, a distance of 267.50'; thence S57°41'30"W, a distance of 199.86'; thence N38°24'00"W, a distance of 280.03'; thence N64°13'00"W, a distance of 254.54'; thence S85°25'00"W, a distance of 716.29'; thence S22°01'55"E, a distance of 414.12' to a non-tangent curve to the right, having a radius of 770.00, a central angle of 18°59'44", and subtended by a chord which bears N84°13'46"E, and a chord distance of 254.11'; thence along the arc of said curve, a distance of 255.28'; thence S07°05'46"E, a distance of 51.12'; thence N82°54'14"E, a distance of 66.24'; thence S88°54'00"E, a distance of 305.55'; thence N72°12'30"E, a distance of 255.51'; thence S32°18'30"E, a distance of 30.00'; thence N57°41'30"E, a distance of 302.39'; thence N64°20'30"E, a distance of 261.38'; thence N80°56'30"E, a distance of 343.23'; thence S81°41'00"E, a distance of 26.48'; thence N78°13'10"E, a distance of 50.11' to a point on the Southerly R.O.W. line of Deer Run Road, 60' R.O.W. and the beginning of a non-tangent curve to the right, having a radius of 250.26, a central angle of 12°37'03", and subtended by a chord which bears N68°14'43"W, and a chord distance of 55.00'; thence along the arc of said curve and said R.O.W. line, a distance of 55.11' to the POINT OF BEGINNING.

PARCEL B:

Commence at the SE Corner of the NW 1/4 of the NE 1/4 of Section 4, Township 21 South, Range 2 West, Shelby County, Alabama; thence N00°00'00"E, a distance of 111.45'; thence N88°22'30"W, a distance of 246.66'; thence N81°41'00"W, a distance of 137.30'; thence along a chord of S35°55'30"E, a distance of 41.88'; thence N81°41'00"W, a distance of 24.63'; thence S80°56'30"W, a distance of 352.19'; thence S64°20'30"W, a distance of 267.50'; thence S57°41'30"W, a distance of 199.86'; thence N38°24'00"W, a distance of 280.03'; thence N64°13'00"W, a distance of 254.54'; thence S85°25'00"W, a distance of 716.29'; thence S22°01'55"E, a distance of 414.12' to the POINT OF BEGINNING, said point being a non-tangent curve to the right, having a radius of 770.00, a central angle of 18°59'44", and subtended by a chord which bears N84°13'46"E, and a chord distance of 254.11'; thence along the arc of said curve, a distance of 255.28'; thence S07°05'46"E, a distance of 21.12'; thence S82°54'14"W, a distance of 246.84'; thence N22°01'55"W, a distance of 27.94' to the POINT OF BEGINNING.


20150304000065910 2/3 \$135.00
Shelby Cnty Judge of Probate, AL
03/04/2015 09:32:43 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Brath Bangle
Patricia D. Bangle
James A Thornton
Cindy B. Thornton

Mailing Address 1 Deer Run Road
Alabaster, AL 35007

Property Address 203 Yellowhammer Drive
Alabaster, AL 35007

Grantee's Name Frank A. Combs III
Susan Staats Sidwell

Mailing Address 2612 Royal Ct
Pelham, AL 35124

Date of Sale February 27, 2015

Total Purchase Price \$115,000.00

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

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 February 27, 2015

Print M. K. T. Alch...

Sign M. K. T. Alch...
(Grantor/Grantee/Owner/Agent) circle one

Unattested

AC
(verified by)



20150304000065910 3/3 \$135.00
Shelby Cnty Judge of Probate, AL
03/04/2015 09:32:43 AM FILED/CERT

Form RT-1