

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-21980

Send Tax Notice To: Robert Lester Whitmore
Ruth Elizabeth Whitmore
106 Ingram Street
Cropwell, AL 35054

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby

20150324000092380 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
03/24/2015 12:05:35 PM FILED/CERT

That in consideration of the sum of **Three Hundred Eighty Five Thousand Dollars and No Cents (\$385,000.00)**, 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, **James Crawford Schatz and Carol Joiner Schatz**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Lester Whitmore and Ruth Elizabeth Whitmore**, (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. No part of the homestead of the grantors herein.

\$385,000.00 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 20th day of March, 2015.

James Crawford Schatz

Carol Joiner Schatz

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 James Crawford Schatz and Carol Joiner Schatz, 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 20th day of March, 2015.

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

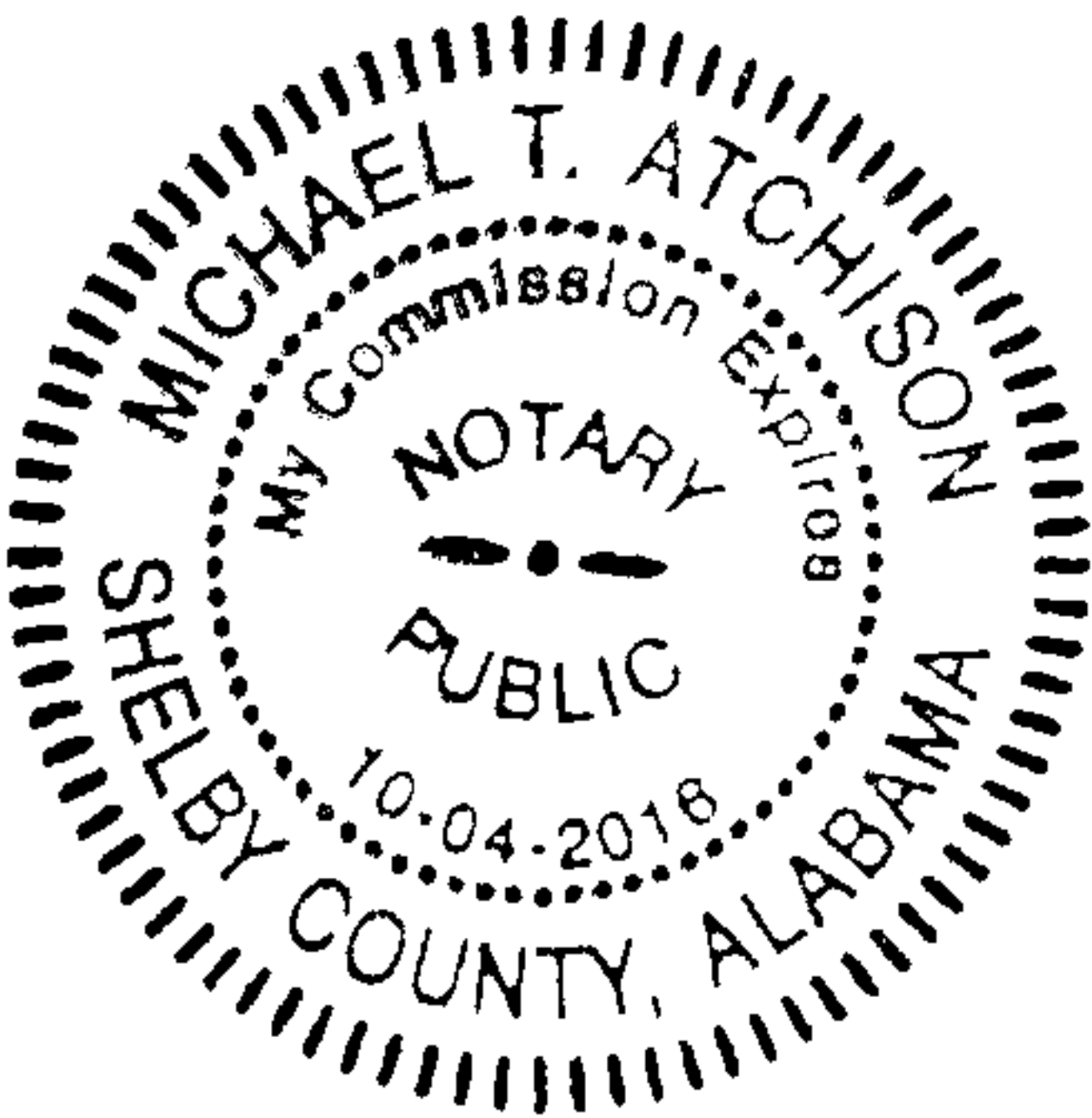



EXHIBIT "A"
LEGAL DESCRIPTION


20150324000092380 2/3 \$21.00
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A parcel of land situated in the Southwest Quarter of the Southwest quarter of Section 4 and partly in the Southeast quarter of the Southeast quarter of Section 5 and partly in the Northeast Quarter of the Northeast Quarter of Section 8, all in Township 18 South, Range 2 East and being more particularly described as follows:

Begin at the corner of Sections 4, 5, 8 and 9, Township 18 South, Range 2 East and run along the South line of the Southwest Quarter of the Southwest Quarter of Section 4, North 89 degrees 11 minutes 59 seconds East 1307.91 feet to the Southeast corner of said quarter-quarter; thence run North 00 degrees 03 minutes 40 seconds West 1315.68 feet to the Northeast corner of said quarter-quarter; thence run North 89 degrees 54 minutes 56 seconds West 1321.74 feet to the Northwest corner of said quarter-quarter and the Northeast corner of the Southeast quarter of the Southeast quarter of Section 5; thence run along the North line of said quarter-quarter North 89 degrees 59 minutes 08 seconds West 613.20 feet to the point of a curve to the left having a delta of 16 degrees 53 minutes 04 seconds and a radius of 548.17 feet; thence run along the arc of said curve 161.54 feet (chord bearing = South 14 degrees 40 minutes 20 seconds East, chord – 160.96 feet); thence run South 32 degrees 55 minutes 02 seconds East 186.66 feet to the point of a curve to the left having a delta of 12 degrees 32 minutes 11 seconds and a radius of 548.17 feet; thence run along the arc of said curve 119.94 feet (chord bearing – South 48 degrees 59 minutes 16 seconds East, Chord – 119.70 feet); thence run South 44 degrees 34 minutes 55 seconds West 1354.65 feet to the Southwest corner of said quarter-quarter and the Northwest corner of the Northeast Quarter of the Northeast Quarter of Section 8; thence run along the West line of said quarter-quarter South 00 degrees 01 minute 44 seconds West 205.00 feet; thence run South 27 degrees 23 minutes 20 seconds East 114.31 feet; thence run South 33 degrees 22 minutes 14 seconds East 277.25 feet; thence run South 07 degrees 09 minutes 56 seconds East 566.13 feet; thence run South 00 degrees 13 minutes 07 seconds East 194.77 feet to the South line of said quarter-quarter; thence run along said South line North 89 degrees 54 minutes 31 seconds East 1045.44 feet to the Southeast corner of said quarter-quarter; thence run along the East line of said quarter-quarter North 01 degree 05 minutes 46 seconds East 1312.83 feet to the point of beginning.

ALSO INCLUDED IS A 30 FT EASEMENT, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: Commence at the Southwest corner of the Southeast Quarter of the Southeast Quarter of Section 5, Township 18 South, Range 2 East and run along the South line of said quarter-quarter North 89 degrees 09 minutes 39 seconds East 7.84 feet to the point of beginning of said centerline, said point being on a curve to the left having a delta of 09 degrees 11 minutes 48 seconds and a radius of 422.81 feet; thence run along the arc of said curve 67.87 feet (chord bearing – North 01 degrees 40 minutes 32 seconds West, chord – 67.79 feet); thence run North 06 degrees 16 minutes 26 seconds West 530.04 feet to the point of a curve to the right having a delta of 06 degrees 45 minutes 04 seconds and a radius of 1082.22 feet; thence run along the arc of said curve 127.52 feet (chord bearing – North 01 degree 20 minutes 10 seconds West, chord – 127.44 feet); thence run North 03 degrees 42 minutes 58 seconds East 554.90 feet to the southerly right of way of Shelby County Road 55 and the end of said centerline.

ALSO, included is a 40 foot right of way along an unnamed Shelby County Road the centerline of which is described as follows: Commence at the Northeast corner of the Southeast Quarter of the Southeast quarter of Section 5, Township 18 South, Range 2 East and run along the North line of said Quarter-Quarter North 89 degrees 59 minutes 08 seconds West 593.20 feet to the point of beginning of said centerline; thence run along said centerline the following courses; North 05 degrees 04 minutes 28 seconds West 169.90 feet; thence North 06 degrees 11 minutes 55 seconds West 99.85 feet; North 15 degrees 40 minutes 21 seconds West 217.43 feet to the southerly right of way of Howard Branch Road and the end of said centerline.

ALSO, subject to a 30 foot easement along the westerly boundary of said parcel in the Northeast Quarter of the Northeast Quarter of Section 8, Township 18 South, Range 2 East

According to the survey of Charles R. Hatcher LS No. 26958, dated August 11, 2013.

Real Estate Sales Validation Form

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

Grantor's Name James Crawford Schatz
Carol Joiner Schatz

Grantee's Name Robert Lester Whitmore
Ruth Elizabeth Whitmore

Mailing Address 277 Haven Hill Lane
Sterrett, AL 35147

Mailing Address 106 Ingram Street
Cropwell, AL 35054

Property Address 277 Haven Hill Lane
Sterrett, AL 35147

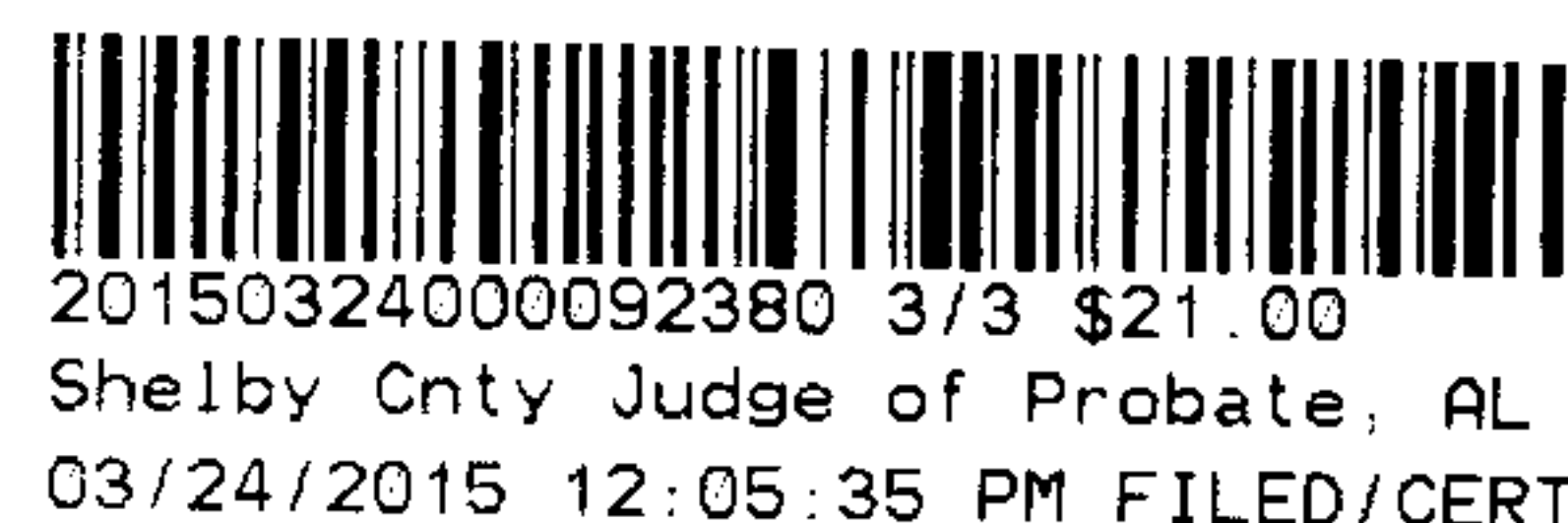
Date of Sale March 20, 2015
Total Purchase Price \$385,000.00

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 March 20, 2015

Print

M. L. Whitmore

Unattested

AC
(verified by)

Sign

M. L. Whitmore

(Grantor/Grantee/Owner/Agent) circle one