

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-22011

Send Tax Notice To: James A. McBrayer
Linda I. McBrayer

AL
PO Box 144
Shelby AL 35143

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby


20150415000120030 1/3 \$64.50
Shelby Cnty Judge of Probate, AL
04/15/2015 08:29:24 AM FILED/CERT

That in consideration of the sum of **One Hundred Twenty Five Thousand Dollars and No Cents (\$125,000.00)**, 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, **Charles S. Bingham and Hazel M. Bingham**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James A. McBrayer and Linda I. McBrayer**, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby, County, Alabama, **the address of which is 194 Panorama Point, Shelby, AL 35143**; 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.

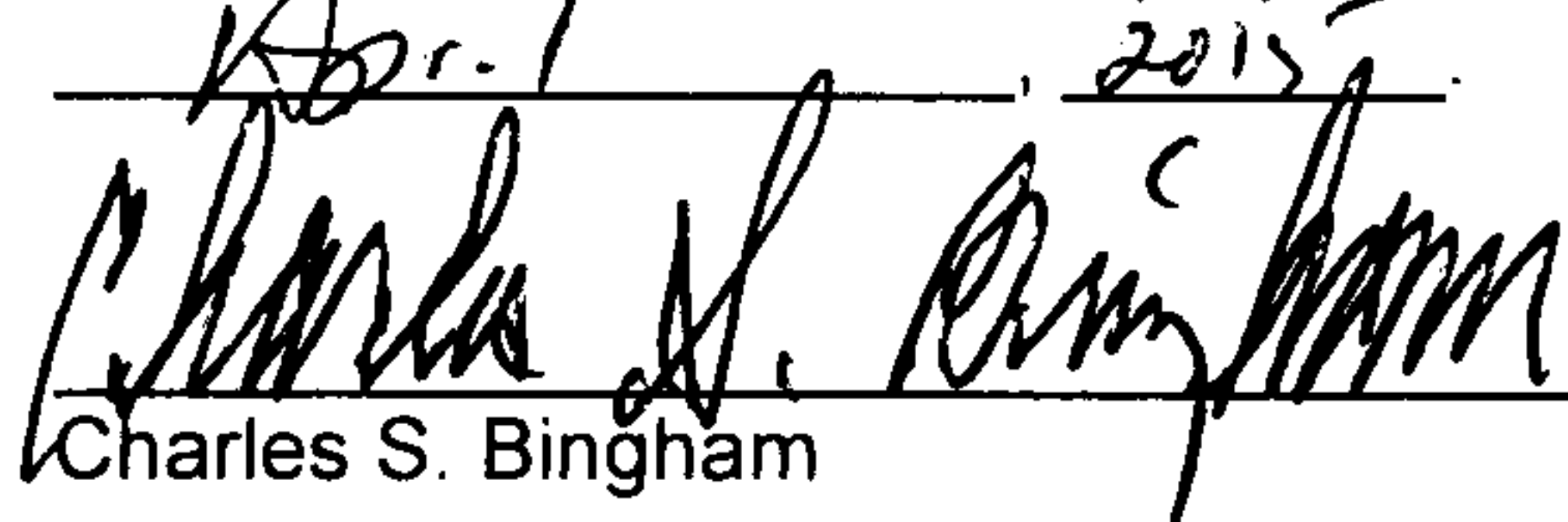
\$80,740.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

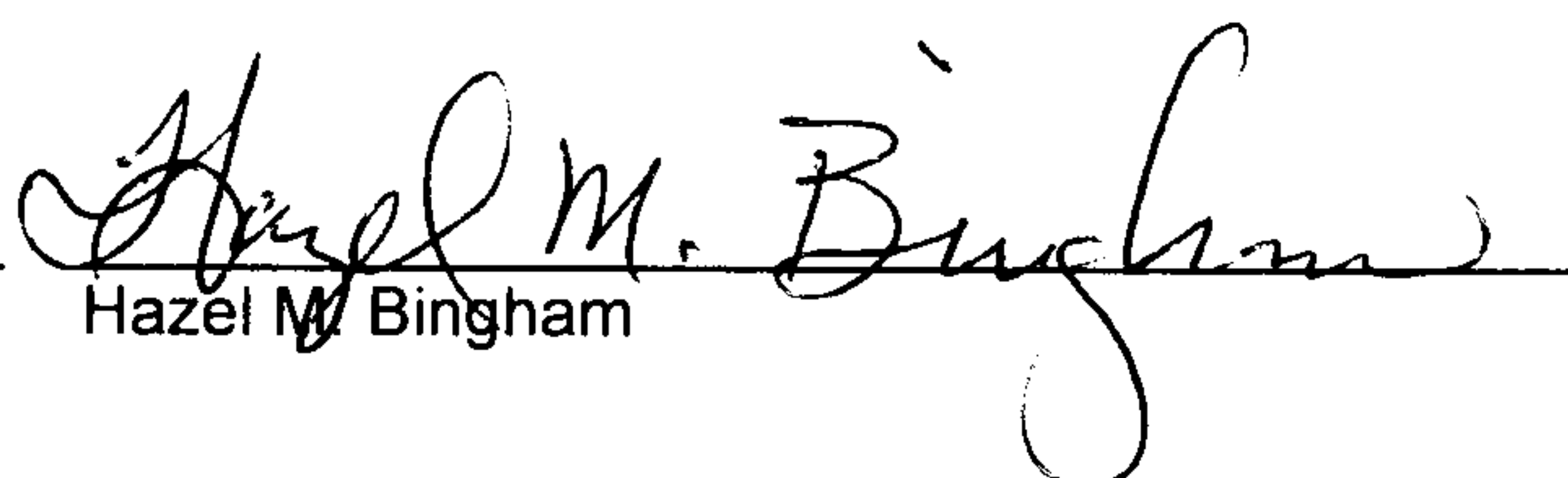
TO HAVE AND TO HOLD to the said Grantees for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 13th day of

April, 2015.


Charles S. Bingham


Hazel M. Bingham

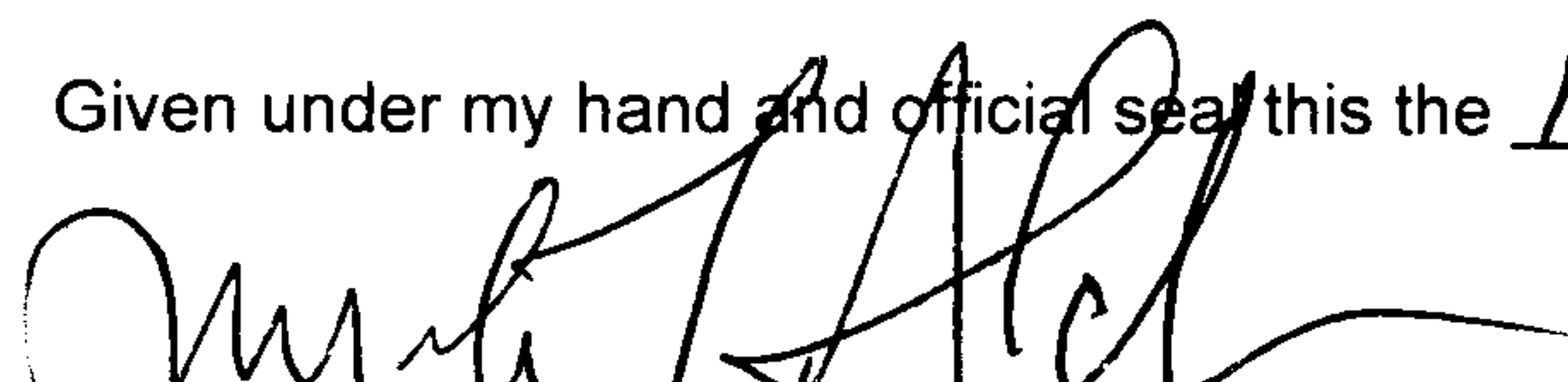
Shelby County, AL 04/15/2015
State of Alabama
Deed Tax: \$44.50

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 Charles S. Bingham and Hazel M. Bingham, 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 13th day of April, 2015.


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: 10/4/16

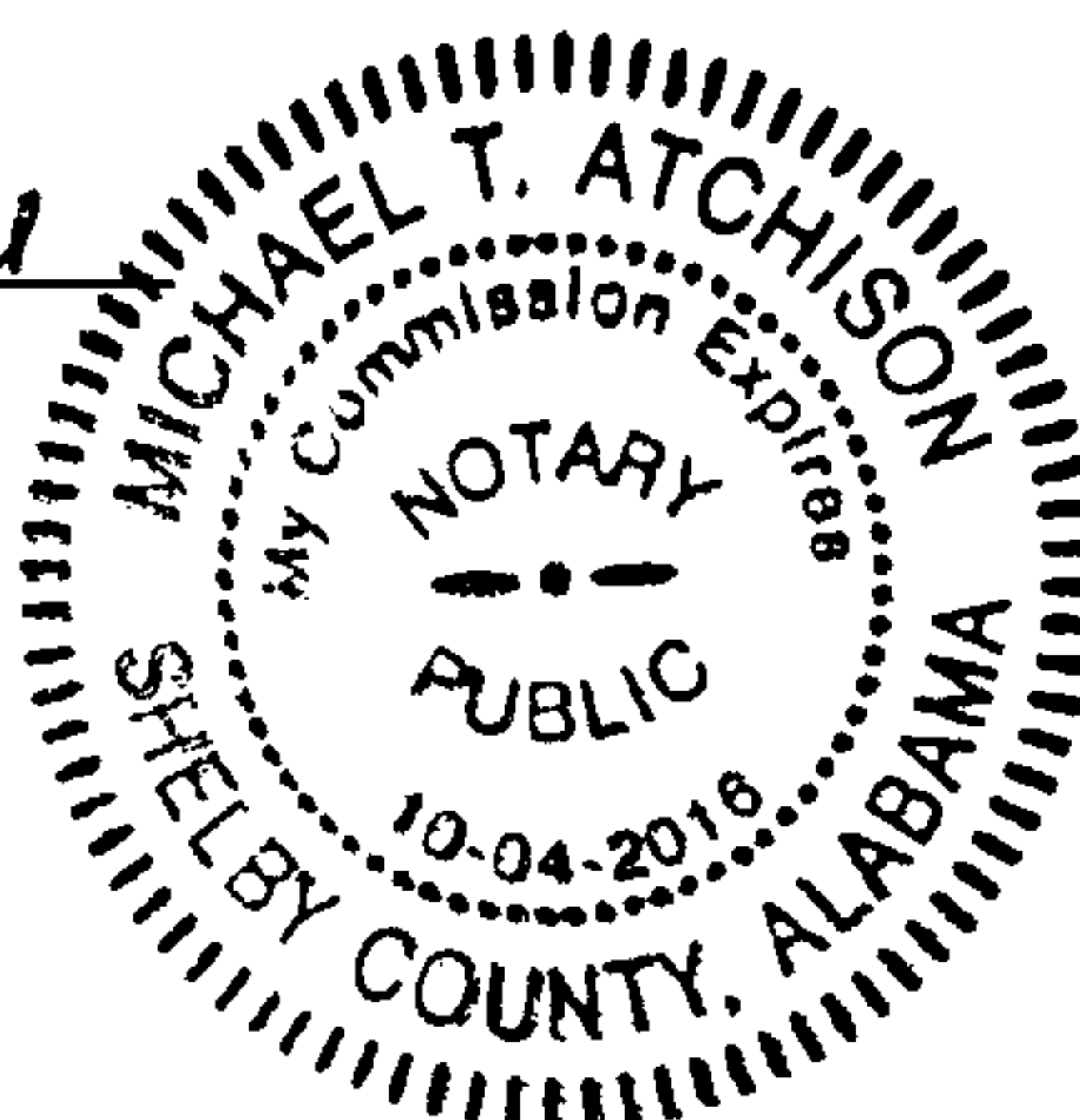


EXHIBIT "A"
LEGAL DESCRIPTION



20150415000120030 2/3 \$64.50
Shelby Cnty Judge of Probate, AL
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PARCEL I:

Begin at the NE corner of Lot 4 of Panorama Point Subdivision, as recorded in Map Book 10, Page 19, in the Office of the Judge of Probate of Shelby County, Alabama, said point being the POINT OF BEGINNING; thence South 36 degrees 16 minutes 46 seconds East, a distance of 53.52 feet; thence North 51 degrees 20 minutes 56 seconds East, a distance of 25.08 feet; thence South 34 degrees 13 minutes 59 seconds East, a distance of 122.53 feet; thence South 33 degrees 58 minutes 33 seconds East, a distance of 104.97 feet; thence South 54 degrees 56 minutes 56 seconds West, a distance of 37.37 feet; thence South 48 degrees 04 minutes 43 seconds West, a distance of 44.86 feet; thence North 85 degrees 14 minutes 04 seconds West, a distance of 40.44 feet; thence North 51 degrees 18 minutes 28 seconds West, a distance of 101.37 feet; thence North 48 degrees 54 minutes 44 seconds West, a distance of 57.72 feet; thence North 07 degrees 56 minutes 16 seconds West, a distance of 17.06 feet; thence North 19 degrees 05 minutes 01 seconds East, a distance of 154.19 feet to the POINT OF BEGINNING. ALSO KNOWN AS Lot 1 according to the survey of McBrayer Addition to Panorama Point Subdivision, to be filed in the Probate Office of Shelby County, Alabama at a later date.

Real Estate Sales Validation Form

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

Grantor's Name Charles S. Bingham
Hazel M. Bingham

Grantee's Name James A. McBrayer
Linda I. McBrayer

Mailing Address

523 Buchanan St
Dauphin Island, AL 36528

Mailing Address

PO 144
Shelby AL 35143
AL

Property Address 194 Panorama Point
Shelby, AL 35143

Date of Sale March 09, 2015
Total Purchase Price 125,000

or
Actual Value

or
Assessor's Market Value


20150415000120030 3/3 \$64.50
Shelby Cnty Judge of Probate, AL
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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 26, 2015

Print

M. J. T. Alphonse

Unattested

AC
(verified by)

Sign

[Signature]
(Grantor/Grantee/Owner/Agent) circle one