

20150427000134630 1/4 \$292.00
Shelby Cnty Judge of Probate, AL
04/27/2015 10:26:23 AM FILED/CERT

**THIS INSTRUMENT PREPARED BY:
(without the benefit of a title search)**

Amy Davis Adams
BALCH & BINGHAM LLP
1901 Sixth Avenue North, Ste. 1500
Birmingham, AL 35203
(205) 251-8100

Send Tax Notice to:
Matsy L. Remillard
660 Havenwood Trail
Montevallo, AL 35115

WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

THIS IS A WARRANTY DEED executed and delivered this 2nd day of April, 2015, by **Michael A. Remillard**, a married man (hereinafter referred to as the "Grantor"), to **Matsy L. Remillard**, a married woman (hereinafter referred to as the "Grantee").

WHEREAS, on February 28, 2000, the real property described herein was conveyed by Warranty Deed by Phillip Wayne Davis, dba Wayne Davis Construction, Co., to Michael A. Remillard and Matsy L. Remillard, husband and wife, as joint tenants with right of survivorship.

WHEREAS, the Grantor desires through this conveyance to transfer his undivided one-half (1/2) interest in the real property described herein into the name of the Grantee, so that the Grantee owns the entire property.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned Grantor in hand paid by the Grantee herein, the receipt and sufficiency of which are acknowledged, the Grantor, a married man, does grant, bargain, sell and convey unto the Grantee, a married woman, all of the Grantor's right, title and interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

See Exhibit "A" which is attached hereto and incorporated by reference as though fully set out herein.

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above described property.

TITLE NOT EXAMINED – LEGAL DESCRIPTION PROVIDED BY THE GRANTOR.

TO HAVE AND TO HOLD unto the said Grantee, her successors and assigns forever.

And the Grantor does for himself and for his heirs and assigns covenant with the said Grantee, her successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that the Grantor has a good right to sell and convey the same as aforesaid; that the Grantor will, and the Grantor's heirs and assigns shall, warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

Shelby County, AL 04/27/2015
State of Alabama
Deed Tax: \$269.00



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This does constitute the homestead of the Grantor and the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, this 13th day of April, 2015.

GRANTOR:

Michael A. Remillard

Michael A. Remillard

STATE OF ALABAMA)

COUNTY OF Chilton)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Michael A. Remillard**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal of office this 13 day of April, 2015.

Deeann Funderburk
 Notary Public

[NOTARY SEAL]

My commission expires: 08-18-18

THE PREPARER OF THIS INSTRUMENT HAS SERVED AS A SCRIVENER ONLY AND HAS NOT EXAMINED ANY TITLE OR SURVEY RELATED MATERIALS WITH RESPECT TO THE PROPERTY DESCRIBED HEREIN AND DOES NOT GIVE ANY OPINION WITH RESPECT THERETO.

EXHIBIT "A"

Legal Description



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The S 1/2 of the SE 1/4 of the NE 1/4 and the N 1/2 of the NE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 3 West, Shelby County, Alabama.

ALSO, Easement/Right of Way Description:

A 30 foot perpetual Easement and Right of Way for Ingress and Egress situated in the South 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, the centerline of which is more particularly described as follows:

Beginning at the NE corner of the S 1/2 of the NE 1/4 of the SE 1/4 of Section 8, Township 22 South, Range 3 West, and run North 35 deg. 39 min. 06 sec. East for a distance of 278.42 feet to a point; thence run North 23 deg. 31 min. 06 sec. East for a distance of 209.71 feet to a point; thence run North 37 deg. 53 min. 06 sec. East for a distance of 140.0 feet to a point; thence run North 23 deg. 49 min. 24 sec. East for a distance of 202.91 feet to a point; thence run North 36 deg. 20 min. 01 sec. East for a distance of 150.69 feet to a point; thence run North 89 deg. 39 min. 05 sec. East for a distance of 48.69 feet to the point of ending of that certain 30 foot perpetual easement and right of way established by Civil Action B708-75 in Shelby County, Alabama, Civil Court on October 3, 1975 and being further identified on a survey by B & N Surveying, Inc. of February 24, 2000.

ALSO, A 30 foot perpetual easement and right of way for ingress and egress granted by the Circuit Court in Shelby County dated October 3, 1975, Civil Action B708-75. Description of easement is as follows:

A portion of the S 1/2 of the NW 1/4 of Section 9, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commencing at the SE corner of said subdivision of said Section; thence North 11 chains and 77 links to a post; thence West and parallel with the South line of said subdivision of said Section to a point on the West right of way line of Shelby County Highway No. 15, which is the point of beginning of the 30 foot easement and right of way herein conveyed; thence continue along said course to a post on the East line of the W 1/2 of the SW 1/4 of the NW 1/4 of said Section 9; thence run South along the East line of said 20 acres for a distance of 30 feet to a point; thence run East and parallel with the South line of said subdivision of said Subdivision to a point on the West right of way line of Shelby County Highway No. 15; thence run in a Northerly direction along said West right of way line to the point of beginning; being situated in Shelby County, Alabama.

This easement is subject to the Order of the Circuit Court of Shelby County, Alabama dated September 26, 1994, Civil Action CV 93-689, specifying the agreement of the use of the easement.

Real Estate Sales Validation Form

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

Grantor's Name Michael A. Remillard
Mailing Address 660 Havenwood Trail
Montevallo, AL 35115

Grantee's Name Matsy L. Remillard
Mailing Address 660 Havenwood Trail
Montevallo, AL 35115

Property Address 660 Havenwood Trail
Montevallo, AL 35115

Date of Sale April 13, 2015
Total Purchase Price \$ _____
or
Actual Value \$ _____

or
Assessor's Market Value \$ 537,290 *Net value \$ 268,645*

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 Shelby County property tax assessor

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 4/13/2015

Print Michael A. Remillard

☒ Unattested

Sign *[Signature]*

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



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Print Form

Form RT-1