

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Joshua Dale O'Connor
Rachel R. O'Connor
1330 Nabors Street
Montevallo, AL 35115

STATE OF ALABAMA
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **One hundred thirty five thousand two hundred fifty and no/100 (\$135,250.00)**, to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Guy W. Milford and Sandra Braman, or their successors in trust, as Trustees of the Guy W. Milford and Sandra Braman Living Trust dated November 21, 2007** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joshua Dale O'Connor and Rachel R. O'Connor** (herein referred to as grantee, as joint tenants with right of survivorship, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See Exhibit "A" Legal Description attached hereto and made a part hereof.

Subject to mineral and mining rights if not owned by Grantor.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$121,725.00 of the purchase price recited above was paid from a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor, has hereunto set my/our hand(s) and seal(s) this 30
day of APRIL, 2015.

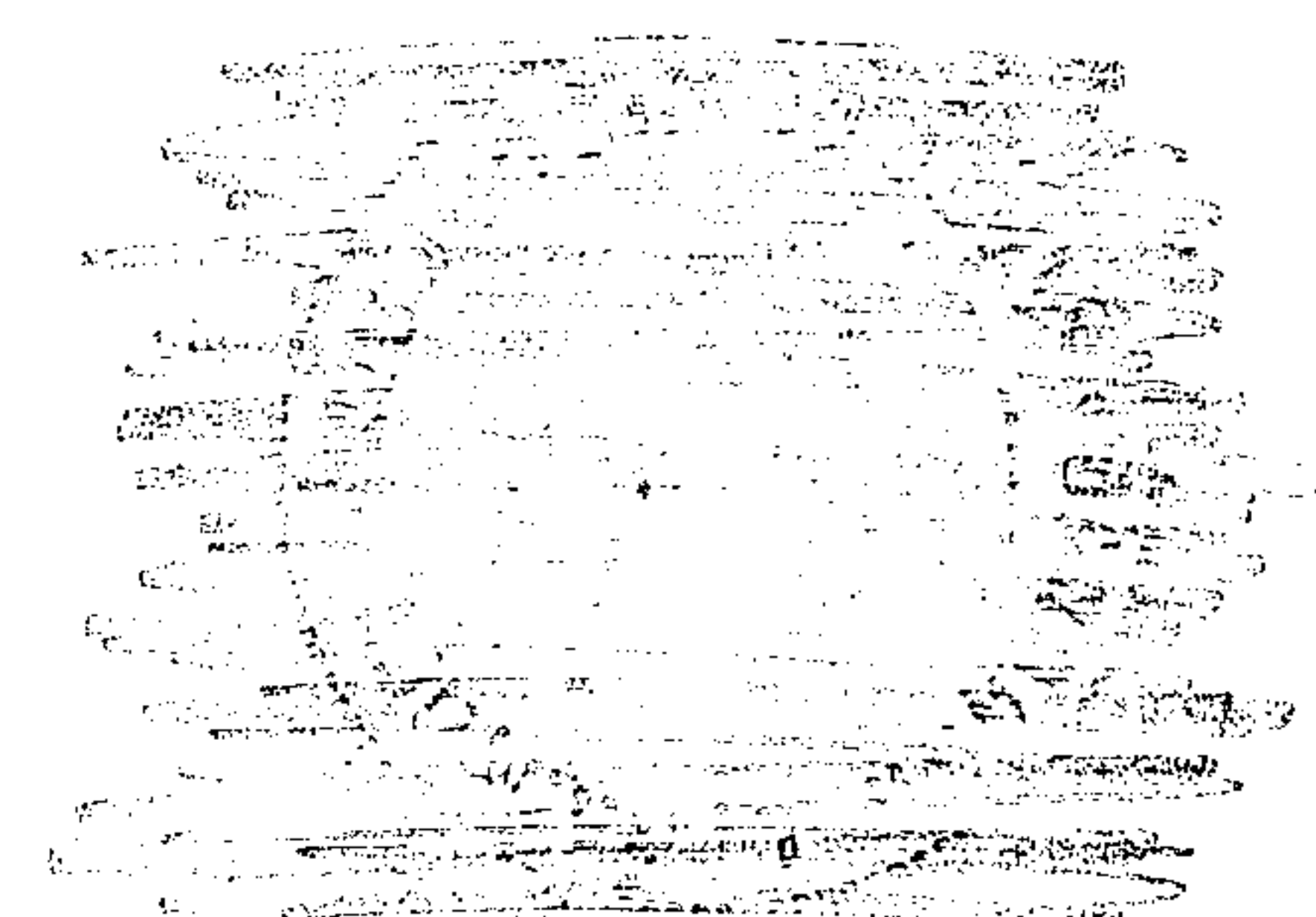
Guy W. Milford
↑ Guy W. Milford
as Trustee of the Guy W. Milford and
Sandra Braman Living Trust dated
November 21, 2007

STATE OF WISCONSIN
COUNTY OF MILWAUKEE

↑ I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
Guy W. Milford, or their successors in trust, as Trustee of the Guy W. Milford and Sandra
Braman Living Trust dated November 21, 2007, 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 this
conveyance, he/she/they, as such trustee and with full authority executed the same voluntarily for and
as act of said trust.

Given under my hand and official seal this 20 day of April, 2015.

↑ Brian R. [Signature]
↑ Notary Public
↑ My Commission Expires: 12/01/2017



Sandra Braman

→ Sandra Braman
as Trustee of the Guy W. Milford and
Sandra Braman Living Trust dated
November 21, 2007

STATE OF WISCONSIN
COUNTY OF Winnebago

→ I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that
**Sandra Braman, or their successors in trust, as Trustee of the Guy W. Milford and Sandra
Braman Living Trust dated November 21, 2007,** 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 this
conveyance, he/she/they, as such trustee and with full authority executed the same voluntarily for and
as act of said trust.

Given under my hand and official seal this 30 day of April, 2015.

→ [Signature]

→ Notary Public

→ My Commission Expires: 12/01/2017

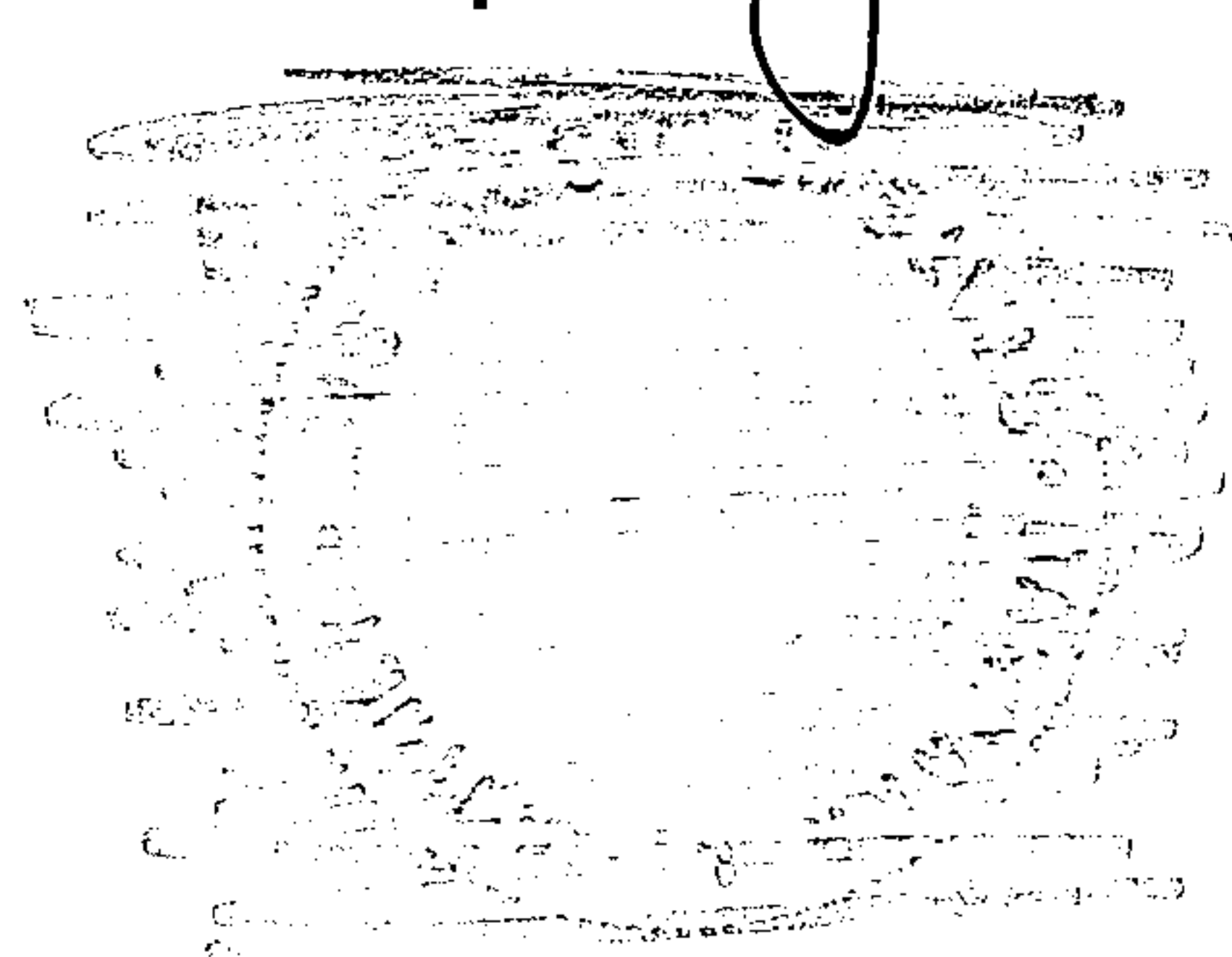


EXHIBIT "A"

Begin at a point on the SE side of Nabors Street according to Lyman's Addition to the Town of Montevallo, shown by map of said Addition on record in Map Book 3, page 27 in the Probate Office of Shelby County, Alabama, if said Nabors Street were extended NE toward the Montevallo & Ashville Road; which point of beginning is 100 feet NE of the NE margin of Moody Street as shown by map of said Lyman's Addition and running NE along SE margin of said Nabors Street, extended a distance of 100 feet; thence SE parallel with Moody Street a distance of 150 feet; thence SW and parallel with Nabors Street 100 feet; thence NW and parallel with Moody Street a distance of 150 feet to point of beginning. Lying and being situated in Section 21, Township 22 South, Range 3 West in the SE 1/4 of the NW 1/4 of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Guy W. Milford and Sandra Braman
Mailing Address Trustees of the Guy W. Milford and
Sandra Braman Living Trust
8144 Fielding Lane, Greendale, WI 53129-2116

Grantee's Name Joshua Dale O'Connor
Mailing Address Rachel R. O'Connor
1330 Nabors Street
Montevallo, AL 35115

Property Address 1330 Nabors Street
Montevallo, AL 35115

Date of Sale 5/1/15
Total Purchase Price \$ 135,250.00

or
Actual Value \$

or
Assessor's Market Value \$

20150505000147220 05/05/2015
11:43:12 AM DEEDS 5/5

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
X Sales Contract
X 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 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 5/1/15

Print Kelly B. Furgerson



Filed and Recorded
Official Public Records
Judge James W. Fuhrmelster, Probate Judge,
County Clerk
Shelby County, AL
05/05/2015 11:43:12 AM
\$161.50 CHERRY
20150505000147220

[Signature]

 Unattested

(verified by)

Sign

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

Form RT-1