

This Instrument was Prepared by:
April Clark
Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22130

Send Tax Notice To: Joseph B Bodiford
Lois Ann Bodiford
AL


20150508000150870 1/3 \$48.00
Shelby Cnty Judge of Probate: AL
05/08/2015 08:38:59 AM FILED/CERT

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 Forty Thousand Dollars and No Cents (\$140,000.00)**, **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, **Joe R. Curlette**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Joseph B Bodiford and Lois Ann Bodiford**, (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

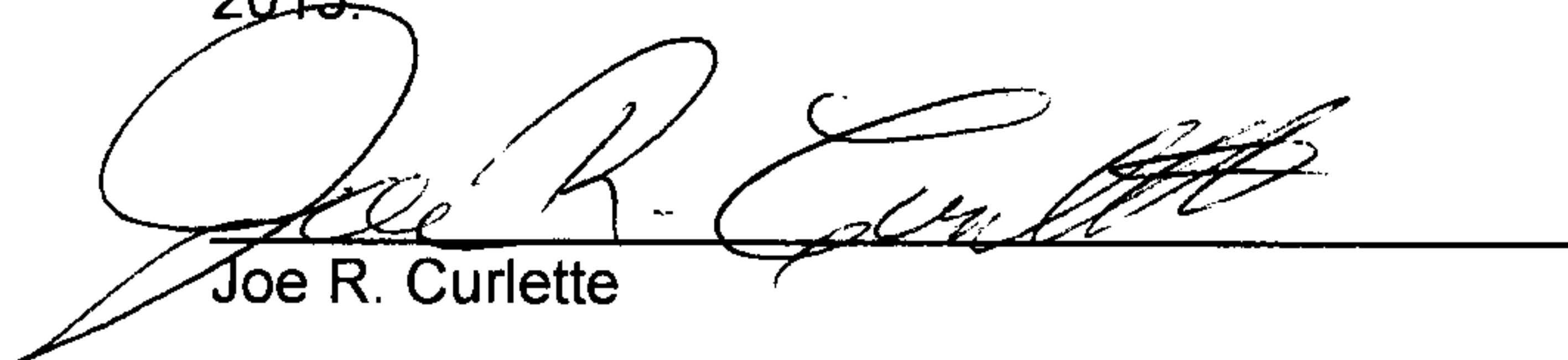
Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor herein.

\$112,000.00 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 5th day of May, 2015.


Joe R. Curlette

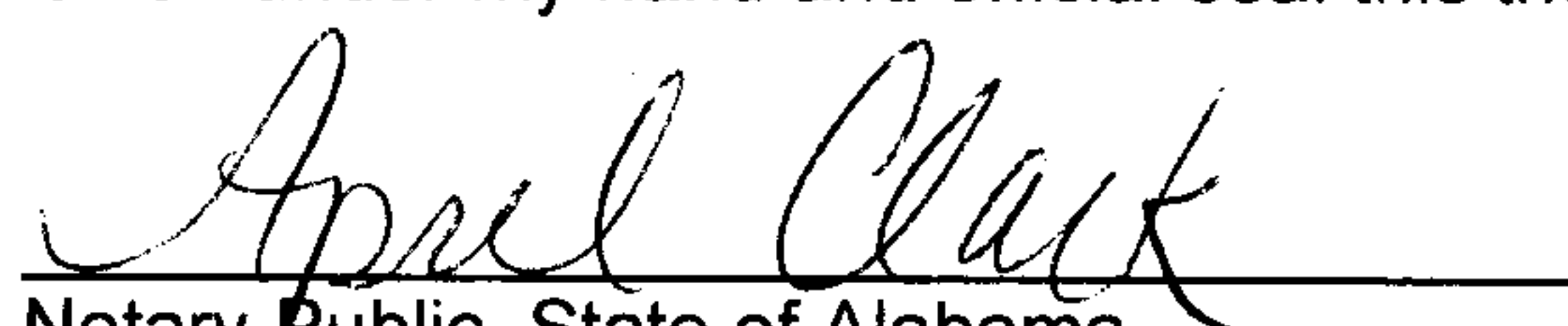
Shelby County, AL 05/08/2015
State of Alabama
Deed Tax: \$28.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Joe R. Curlette, 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 5th day of May, 2015.


Notary Public, State of Alabama
April Clark
My Commission Expires: January 09, 2017

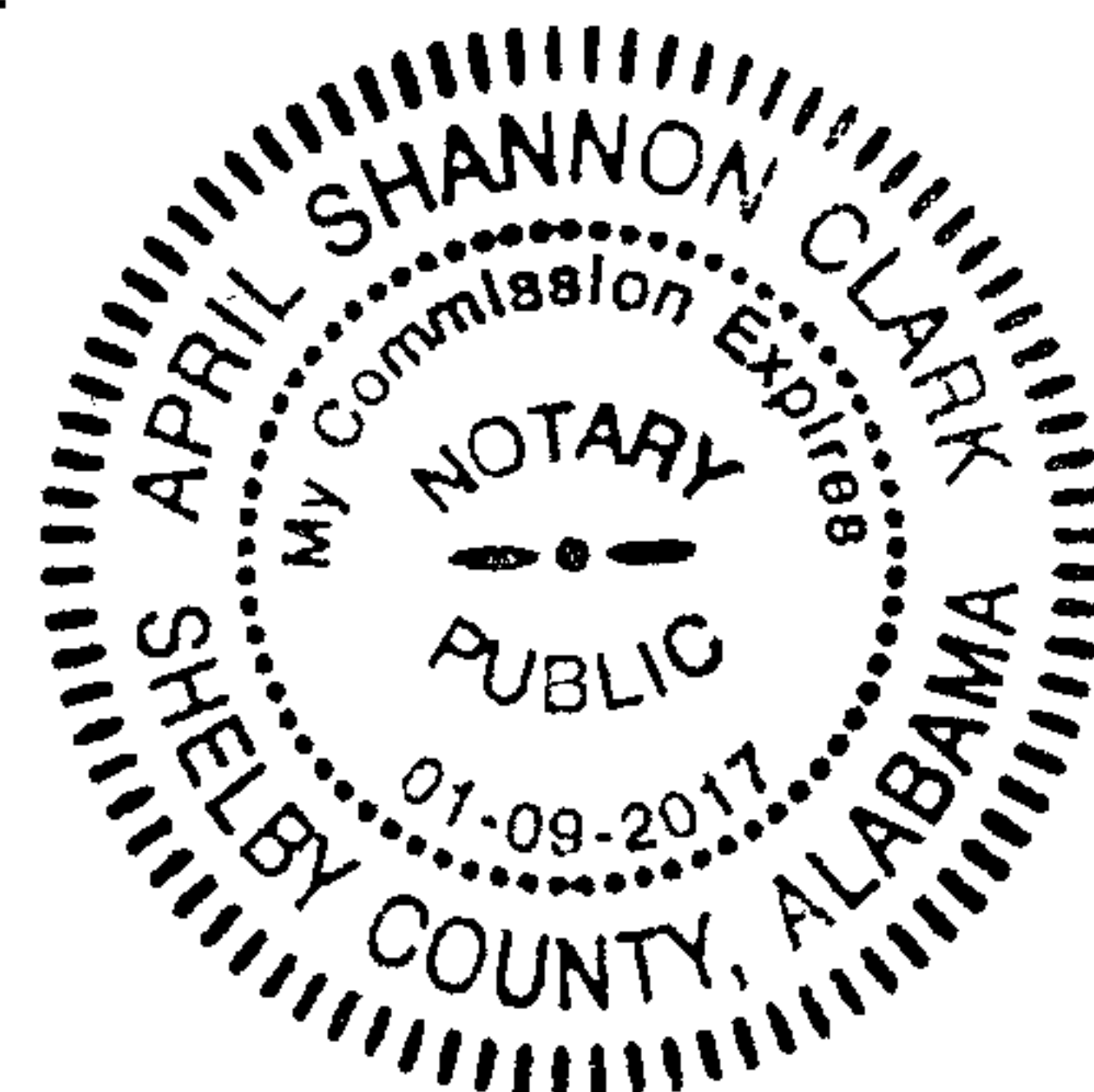


EXHIBIT "A"
LEGAL DESCRIPTION


20150508000150870 2/3 \$48.00
Shelby Cnty Judge of Probate, AL
05/08/2015 08:38:59 AM FILED/CERT

Commence at the SE Corner of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°07'59"W, a distance of 910.96'; thence N88°02'31"W, a distance of 264.91' to the POINT OF BEGINNING; thence continue along the last described course, a distance of 128.04'; thence S05°08'31"E, a distance of 442.48'; thence S74°17'04"E, a distance of 21.42'; thence N14°30'26"E, a distance of 16.84'; thence N44°40'12"E, a distance of 45.00'; thence S44°09'20"E, a distance of 53.77'; thence N34°00'06"E, a distance of 66.02'; thence N00°36'21"W, a distance of 91.66'; thence N08°16'10"W, a distance of 289.02' to the POINT OF BEGINNING.

ALSO AND INCLUDING the following three 20' Ingress/Egress and Utility Easements:

EASEMENT A - A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline;

Commence at the SE Corner of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°07'59"W, a distance of 910.96'; thence N88°02'31"W, a distance of 392.95'; thence S05°08'31"E, a distance of 10.08' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N88°02'31"W, a distance of 223.68' to the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT B - A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline;

Commence at the SE Corner of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°07'59"W, a distance of 910.96'; thence N88°02'31"W, a distance of 392.95'; thence S05°08'31"E, a distance of 10.08'; thence N88°02'31"W, a distance of 223.68' to the POINT OF BEGINNING OF SAID CENTERLINE; thence continue along the last described course, a distance of 91.85' to the POINT OF ENDING OF SAID CENTERLINE.

EASEMENT C - A 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline;

Commence at the SE Corner of Section 23, Township 24 North, Range 15 East, Shelby County, Alabama; thence N00°07'59"W, a distance of 910.96'; thence N88°02'31"W, a distance of 635.51' to the POINT OF BEGINNING OF SAID CENTERLINE; thence N41°54'35"W, a distance of 42.46'; thence N03°33'54"W, a distance of 39.63' to the beginning of a non-tangent curve to the left, having a radius of 1362.87, a central angle of 14°16'43", and subtended by a chord which bears N06°23'18"E, and a chord distance of 338.76'; thence along the arc of said curve, a distance of 339.64' to a reverse curve to the right, having a radius of 300.00, a central angle of 14°14'03", and subtended by a chord which bears N06°21'58"E, and a chord distance of 74.34'; thence along the arc of said curve, a distance of 74.53'; thence N13°29'00"E, a distance of 109.72' to a curve to the left, having a radius of 300.00, a central angle of 17°59'20", and subtended by a chord which bears N04°29'20"E, and a chord distance of 93.80'; thence along the arc of said curve, a distance of 94.19'; thence N04°30'18"W, a distance of 247.10' to a curve to the right, having a radius of 151.00, a central angle of 48°40'29", and subtended by a chord which bears N19°49'57"E, and a chord distance of 124.46'; thence along the arc of said curve, a distance of 128.28' to an existing 30' Ingress/Egress Easement, as recorded in Inst. #2000-13393, in the Office of the Judge of Probate of Shelby County, Alabama, and the POINT OF ENDING OF SAID CENTERLINE.

SOURCE OF TITLE: Instrument #1999-31381, being a warranty deed from Joe R. Curlette, a married man, to Joe R. Curlette, dated July 19, 1999, and

Also conveyed herein: 1976 Fairway Mobile Home Serical No. 750-S14205

Real Estate Sales Validation Form

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

Grantor's Name Joe R. Curlette

Grantee's Name Joseph B Bodiford
Lois Ann Bodiford

Mailing Address 3308 MEADOW GARDEN Cir.
BIRMINGHAM, AL
35242

Mailing Address 1248 Southwind Dr.
Helena, AL 35080

Property Address 354 Lloyd's Lane
Shelby, AL 35143

Date of Sale May 05, 2015
Total Purchase Price \$140,000.00

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
xx Sales Contract
____ Closing Statement

____ Appraisal
____ Other



20150508000150870 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
05/08/2015 08:38:59 AM FILED/CERT

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 May 05, 2015

Print Joe R. Curlette

Sign Joe R. Curlette
(Grantor/Grantee/Owner/Agent) circle one

____ Unattested

AE
(verified by)