

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22099

Send Tax Notice To: James Edwin Brown
Tamela Lynn Brown
321 Old Highway 25
Columbiana, AL 35051

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 Fifty Five Thousand Dollars and No Cents (\$155,000.00)**, 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, **John Robert Lewis**, a single man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **James Edwin Brown and Tamela Lynn Brown**, (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 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$141,243.00 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 4th day of May, 2015.



John Robert Lewis


20150512000157180 1/3 \$34.00
Shelby Cnty Judge of Probate: AL
05/12/2015 01:40:44 PM FILED/CERT

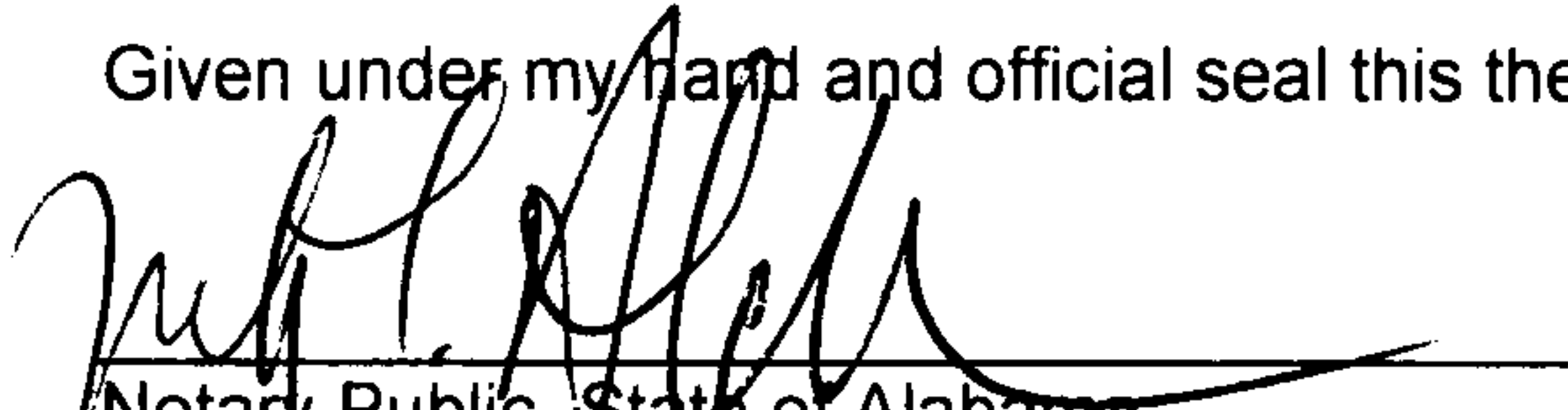
Shelby County: AL 05/12/2015
State of Alabama
Deed Tax: \$14.00

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 John Robert Lewis, 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 4th day of May, 2015.



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

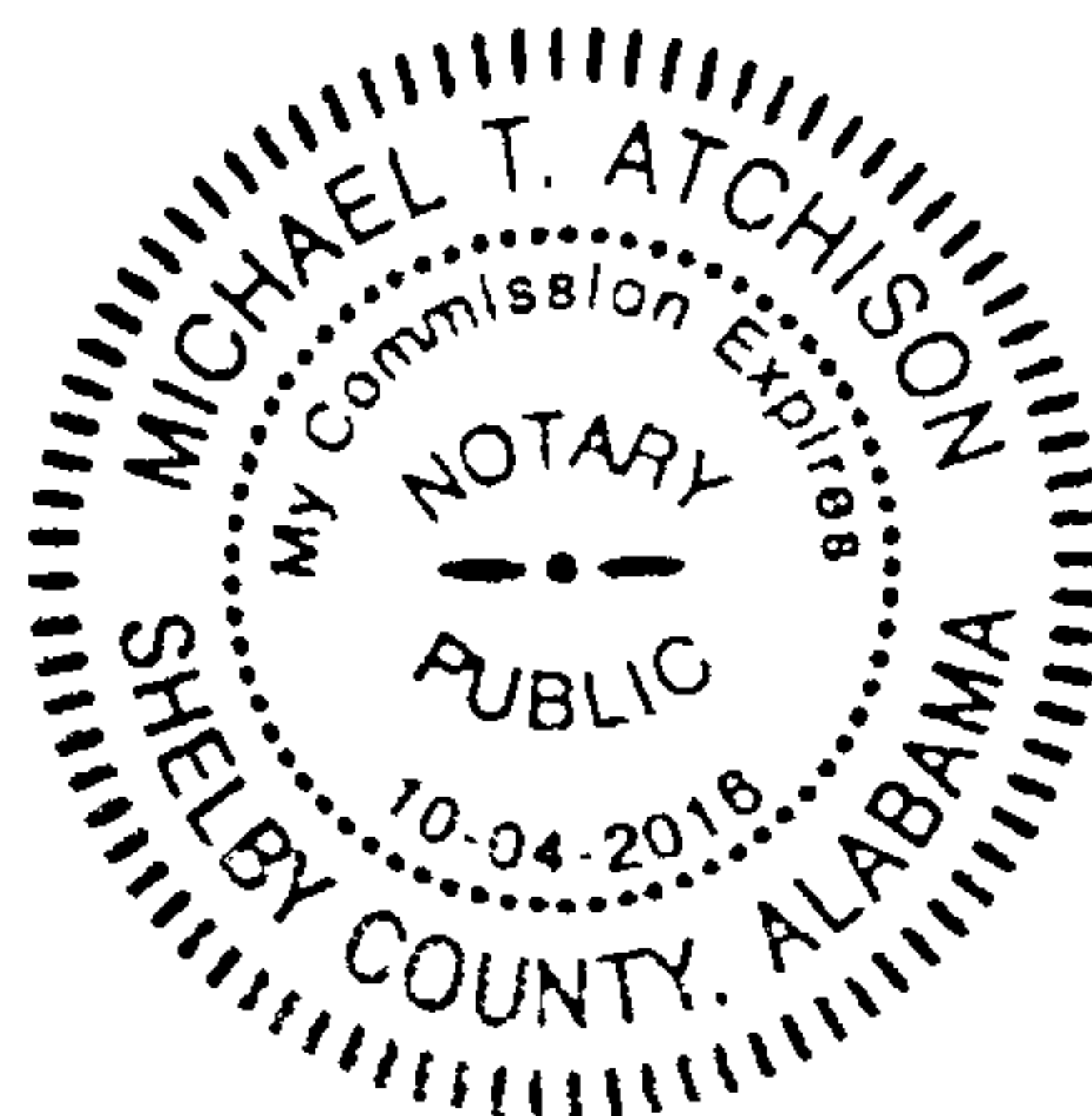


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the North Half of the SE 1/4 of Section 26, Township 21 South, Range 1 West, being a part of the same land described in a deed to Harry L. Phillips, said parcel of land being more particularly described as follows:

Commencing at the Northwest corner of the SE 1/4 of the SE 1/4 of said Section 26; thence South 89 degrees 45 minutes 24 seconds West along the South line of the NW 1/4 of the SE 1/4 of said Section 26, a distance of 215.64 feet to a point on the East right of way of the Egg and Butter Road; thence along a curve to the left, in said right of way, having a radius of 1175.35 feet and a chord bearing of North 09 degrees 03 minutes 14 seconds West, an arc length of 7.02 feet to the point of beginning; thence North 09 degrees 13 minutes 30 seconds West a distance of 268.72 feet to a point; thence North 16 degrees 49 minutes 45 seconds East a distance of 99.15 feet to a point on the Southeast right of way of State Highway No., 25; thence along a curve to the left, in said right of way, having a radius of 5855.88 feet and a chord bearing of North 49 degrees 15 minutes 29 seconds East an arc length of 523.28 feet to a 1/2-inch rebar, found, with a cap stamped "Wheeler 0502"; thence South 11 degrees 00 minutes 43 seconds East a distance of 550.02 feet to a 1/2-inch rebar found, with a cap stamped "S. Wheeler CA 0502"; thence South 71 degrees 59 minutes 28 seconds West a distance of 509.70 feet to the point of beginning.

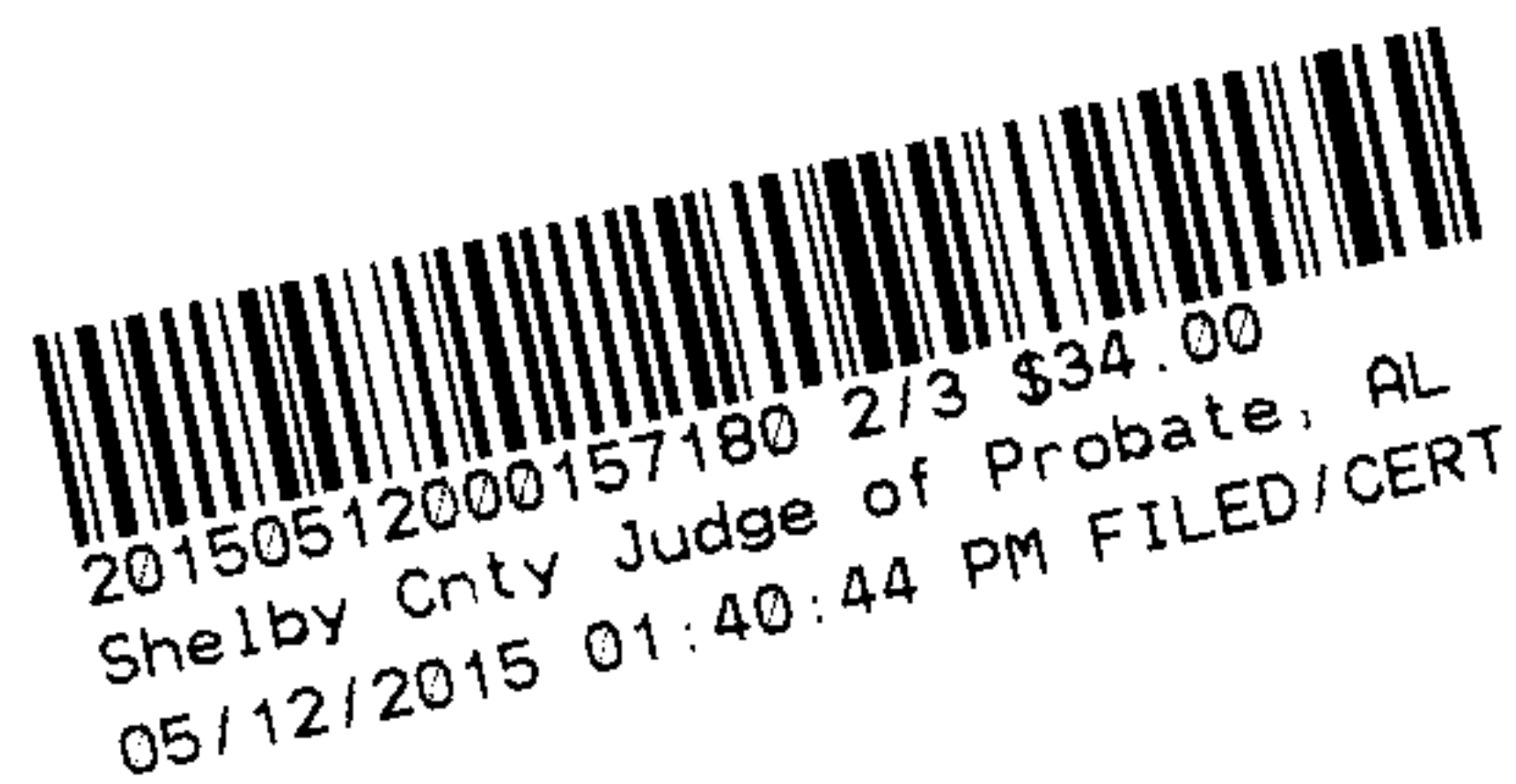
Situated in Shelby County, Alabama.

LESS AND EXCEPT:

Property conveyed in deed recorded in Inst. No. 20050906000456810 in Probate Office of Shelby County, Alabama, more particularly described as follows:

A parcel of land in the Northeast quarter of the Southeast quarter of Section 26, Township 21 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:
commencing at the intersection of the West line of the Alabama Gas Corp, Parcel (the old railroad right of way) and South right of way of Alabama State No. 25; thence along a curve to the right in the South right of way of Alabama State Highway No. 25, having a radius of 5855.88 feet and a chord bearing of South 44 degrees 25 minutes 32 seconds West, an arc length of 464.52 feet to a 1/2" rebar found, with a cap stamped "S. Wheeler CA 0502", at the point of beginning; thence along a curve to the right in the South right of way of Alabama State Highway No. 25, having a radius of 5855.88 feet and a chord bearing of South 48 degrees 21 minutes 16 seconds West, an arc length of 338.56 feet to a 1/2" rebar set; thence South 18 degrees 00 minutes 32 seconds East, a distance of 413.18 feet to a 1/2" rebar set; thence North 71 degrees 59 minutes 28 seconds East, a distance of 242.75 feet to a 1/2" rebar found, with a cap stamped "S. Wheeler CA 0502"; thence North 11 degrees 00 minutes 43 seconds West, a distance of 553.02 feet to the point of beginning.

According to the survey of Sid Wheeler, dated August 25, 2005.



Real Estate Sales Validation Form

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

Grantor's Name John Robert Lewis

Grantee's Name James Edwin Brown
Tamela Lynn Brown

Mailing Address 321 Old Highway 25
Columbiana, AL 35051

Mailing Address 321 Old Highway 25
Columbiana, AL 35051

Property Address 321 Old Hwy 25
Columbiana, AL 35051

Date of Sale May 04, 2015
Total Purchase Price \$155,000.00

or
Actual Value

or
Assessor's Market Value



20150512000157180 3/3 \$34.00
Shelby Cnty Judge of Probate, AL
05/12/2015 01:40:44 PM FILED/CERT

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 May 04, 2015

Print M. L. T. Atkinson

Unattested AC (verified by)

Sign (Grantor/Grantee/Owner/Agent) circle one