



20150522000170770 1/4 \$168.50
Shelby Cnty Judge of Probate, AL
05/22/2015 11:44:34 AM FILED/CERT

This instrument was prepared without benefit of title evidence by:

Shelby County, AL 05/22/2015
State of Alabama
Deed Tax:\$145.50

William R. Justice
P.O. Box 587 Columbiana, Alabama 35051

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, and in order to create a joint tenancy with right of survivorship, the undersigned Jeffery L. Wallis and Nancy Wallis, husband and wife (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell and convey unto Jeffery L. Wallis and Nancy Wallis (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

The S $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East.

See map on attached Exhibit A.

Subject to easements, rights of way, covenants, conditions, restrictions, and encumbrances of record.

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid;

that GRANTOR will and GRANTOR'S 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 persons.

IN WITNESS WHEREOF, GRANTOR has hereunto set GRANTOR'S hand and seal, this 22nd day of May, 2015.

x Jeffery L. Wallis
Jeffery L. Wallis

Nancy Wallis
Nancy Wallis

STATE OF ALABAMA

SHELBY COUNTY General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery L. Wallis and Nancy Wallis, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May, 2015.



William R. Justice
Notary Public



20150522000170770 2/4 \$168.50
Shelby Cnty Judge of Probate, AL
05/22/2015 11:44:34 AM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Jeffery L. Wallis
Mailing Address 373 Hwy 62
Harpsville, AL 35078

Grantee's Name Jeffery L. Wallis & Nancy Wallis
Mailing Address 373 Hwy 62
Harpsville, AL 35078

Property Address 373 Hwy 62
Harpsville, AL 35078

Date of Sale 5-22-15
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
 $\frac{1}{2}$ Assessor's Market Value \$ 145,360

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 Appraisal
 Sales Contract Other
 Closing Statement

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 _____ Print Jeffery L. Wallis

Unattested _____ Sign Jeffery L. Wallis
(verified by) _____ (Grantor/Grantee/Owner/Agent) circle one

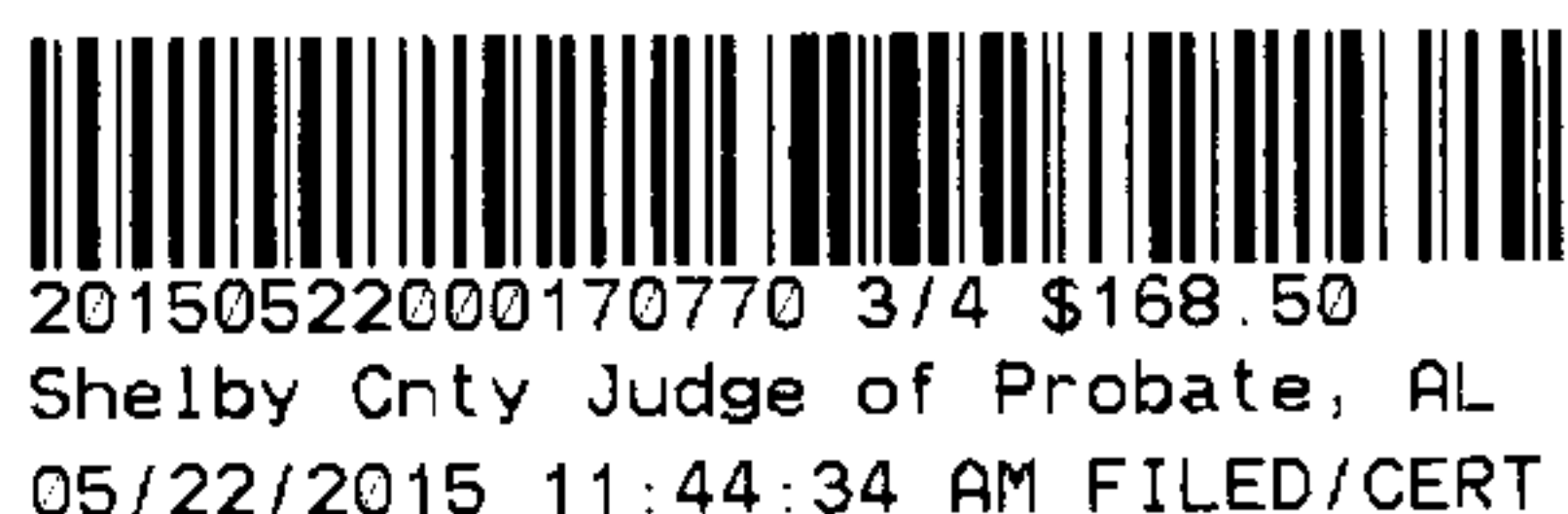
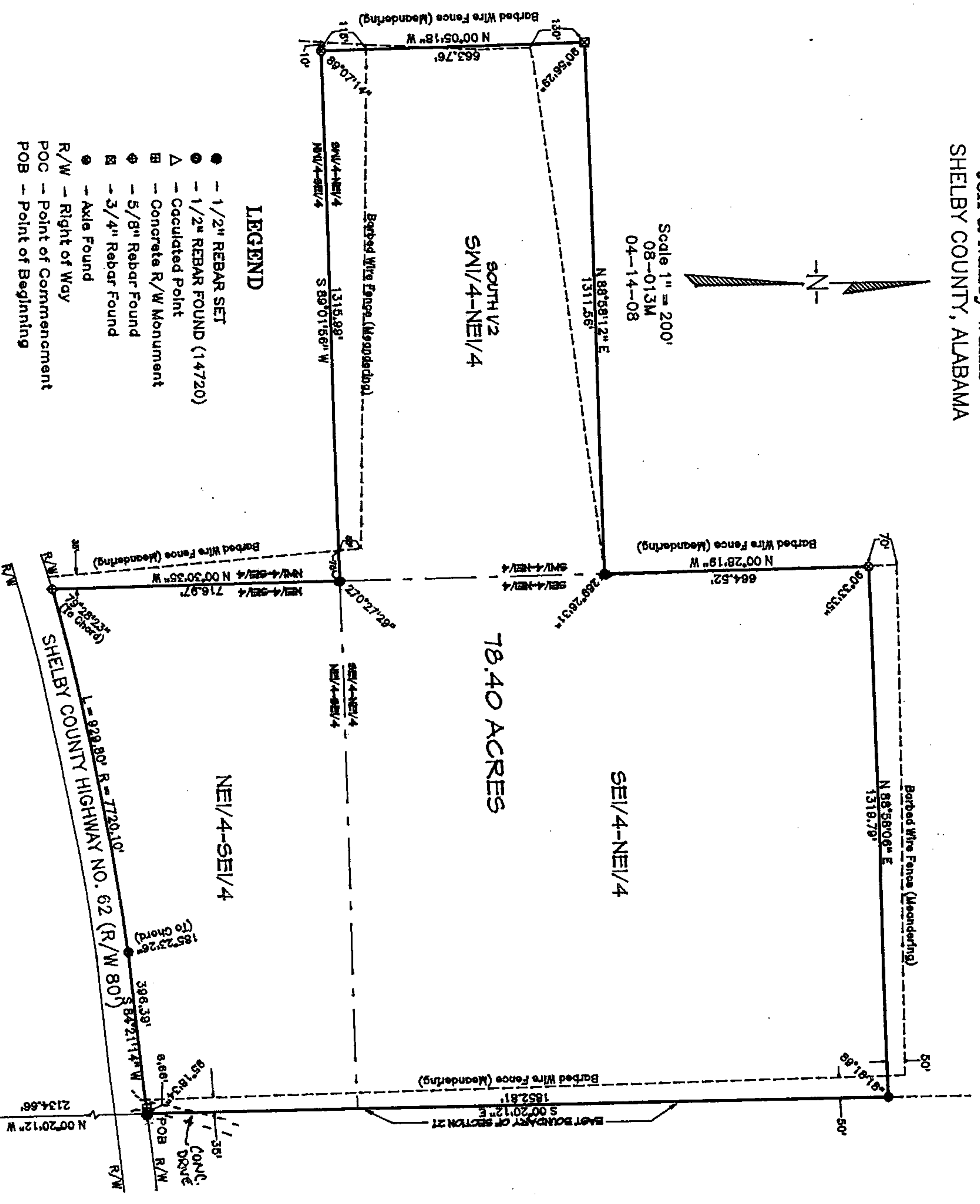
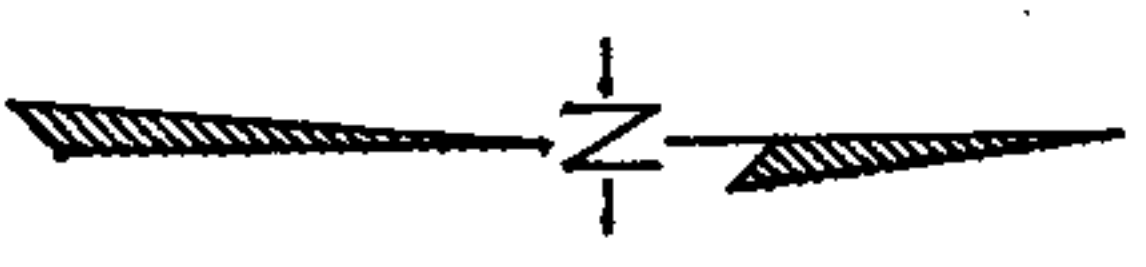


Exhibit
A

Boundary Survey For:
Jeff & Nancy Wallis
SHELBY COUNTY, ALABAMA

Scale 1" = 200'
08-013M
04-14-08



- LEGEND**
- 1/2" REBAR SET
 - 1/2" REBAR FOUND (14720)
 - △ Calculated Point
 - Concrete R/W Monument
 - ⊕ 5/8" Rebar Found
 - ⊕ 3/4" Rebar Found
 - Axle Found
 - R/W - Right of Way
 - POC - Point of Commencement
 - POB - Point of Beginning



*NOTE: (BEARING BASIS): Previous Survey by Billy R. Martin dated June 7th 1994,
Job Ref. No. 94-M-150.

STATE OF ALABAMA
SHELBY COUNTY

I, William Allen Maxwell, A Professional Land Surveyor in the State of Alabama, do hereby certify this to be a true and correct plat or map of a parcel of land, said parcel being situated in the South half of the Northeast quarter and the Northeast quarter of the Southeast quarter all in Section 27, Township 19 South, Range 2 East, Shelby County, Alabama being more particularly described as follows:

All that part of the NE 1/4 of the SE 1/4 lying North of Shelby County Highway No. 62 the SE 1/4 of the NE 1/4 and the South one-half of the SW 1/4 of the NE 1/4 all in Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and being more particularly described as follows: Commence at the Southeast Corner of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama and proceed N 0°20'12"W along the East boundary of said Section 27 for a distance of 2134.66 feet to a point on the North right-of-way boundary of Shelby County Highway No. 62, (R/W 80'), said point being the POINT OF BEGINNING of herein described tract of land; thence from said POINT OF BEGINNING proceed S 84°21'14"W along said right-of-way for 6.66 feet to a Concrete Right-of-way Monument; thence continue along said course and right-of-way S 84°21'14"W 396.39 feet to a point, said point being the beginning of a curve, thence along a curve to the left with a delta angle of 06°54'02" having a radius of 7720.10 feet and a arc length of 929.77 feet, with a chord bearing and distance of S 78°57'49"W 929.23 feet, delta angle of 06°53'59" having a radius of 7720.10 feet and a arc length of 929.67 feet, with a chord bearing and distance of S 78°58'19"W 929.13 feet to a point on the West boundary of the NE 1/4 of the SE 1/4 of said Section 27; thence leaving said right-of-way proceed N 0°30'35"W along the West boundary of said NE 1/4-SE 1/4 for 716.97 feet to the Southeast corner of the South one-half of the SW 1/4 of the NE 1/4 of said Section 27; thence S 88°01'56"W along the South boundary of said South one-half of the SW 1/4-NE 1/4 for 1315.56 feet to the Southwest corner of the aforementioned South one-half; thence N 0°05'18"W along the West boundary of said South one-half of the SW 1/4-NE 1/4 for 663.76 feet to the Northwest corner of said South one-half; thence N 88°58'12"E along the North boundary of said South one-half for 1311.56 feet to a point on the West boundary of the SE 1/4 of the NE 1/4 of said Section 27, said point being the Northeast corner of said South one-half; thence N 0°28'19"W along the West boundary of said SE 1/4-NE 1/4 for 664.52 feet to a point on the North boundary of said SE 1/4-NE 1/4, said point being the Northwest corner of said SE 1/4-NE 1/4; thence N 88°58'06"E along the North boundary of said SE 1/4-NE 1/4 for 1319.79 feet to a point on the East boundary of Section 27, said point being the Northeast corner of said SE 1/4-NE 1/4; thence S 0°20'12"E along the East boundary of said Section 27 for 1852.81 feet, back to the POINT OF BEGINNING, containing 78.40 acres, more or less.

The above described tract of land is located in the NE 1/4-SE 1/4, SE 1/4-NE 1/4 and the South one-half of the SW 1/4-NE 1/4 all in Section 27, Township 19 South, Range 2 East, Shelby County, Alabama.

According to my survey, this the 14 day of April, 2008.

William A. Maxwell
PLS Reg. No. 23007

20150522000170770 4/4 \$168.50
Shelby Cnty Judge of Probate, AL
05/22/2015 11:44:34 AM FILED/CERT