

2
THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE.
LEGAL DESCRIPTION WAS PROVIDED BY GRANTOR.

This Instrument was prepared by:
Mike T. Atchison
P O Box 822
Columbiana, AL 35051

Send Tax Notice to:
Marsha Kent Roach
Joel Nelson Roach
655 Fulton Springs Road
Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration **THREE HUNDRED EIGHT THOUSAND AND NO/00 DOLLARS (\$308,000.00)**, and other good and valuable considerations to the undersigned grantor (whether one or more), in hand paid by grantee herein, the receipt whereof is acknowledged, I or we, **DOUGLAS M. KENT II and wife REBECCA J. KENT** (herein referred to as **Grantor**) grant, bargain, sell and convey unto **MARSHA KENT ROACH and husband JOEL NELSON ROACH** (herein referred to as **Grantees**), the following described real estate, situated in: **SHELBY County, Alabama**, to-wit:

See Attached Exhibit "A" Legal Description

SUBJECT TO:

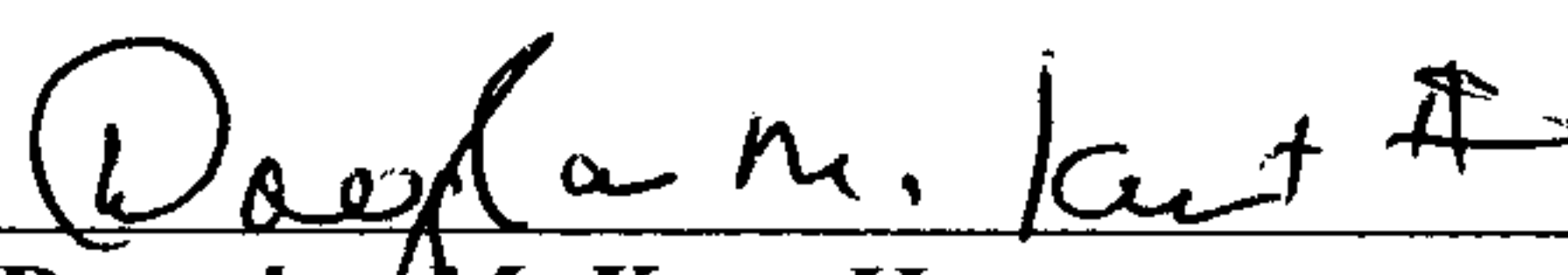
1. Ad valorem taxes due and payable October 1, 2015.
2. Easements, restrictions, rights of way, and permits of record.

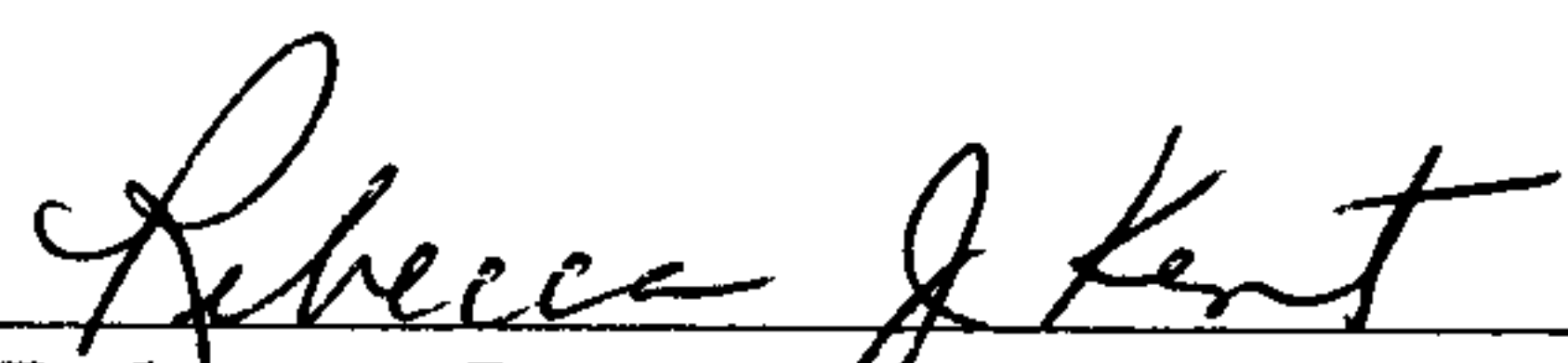
No part of the homestead of the grantor herein or his spouse.

TO HAVE AND TO HOLD Unto the said **GRANTEES** 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 hereby 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 the said Grantees, their heirs and assigns, and 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, heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 5th day of June, 2015


Douglas M. Kent II


Rebecca J. Kent

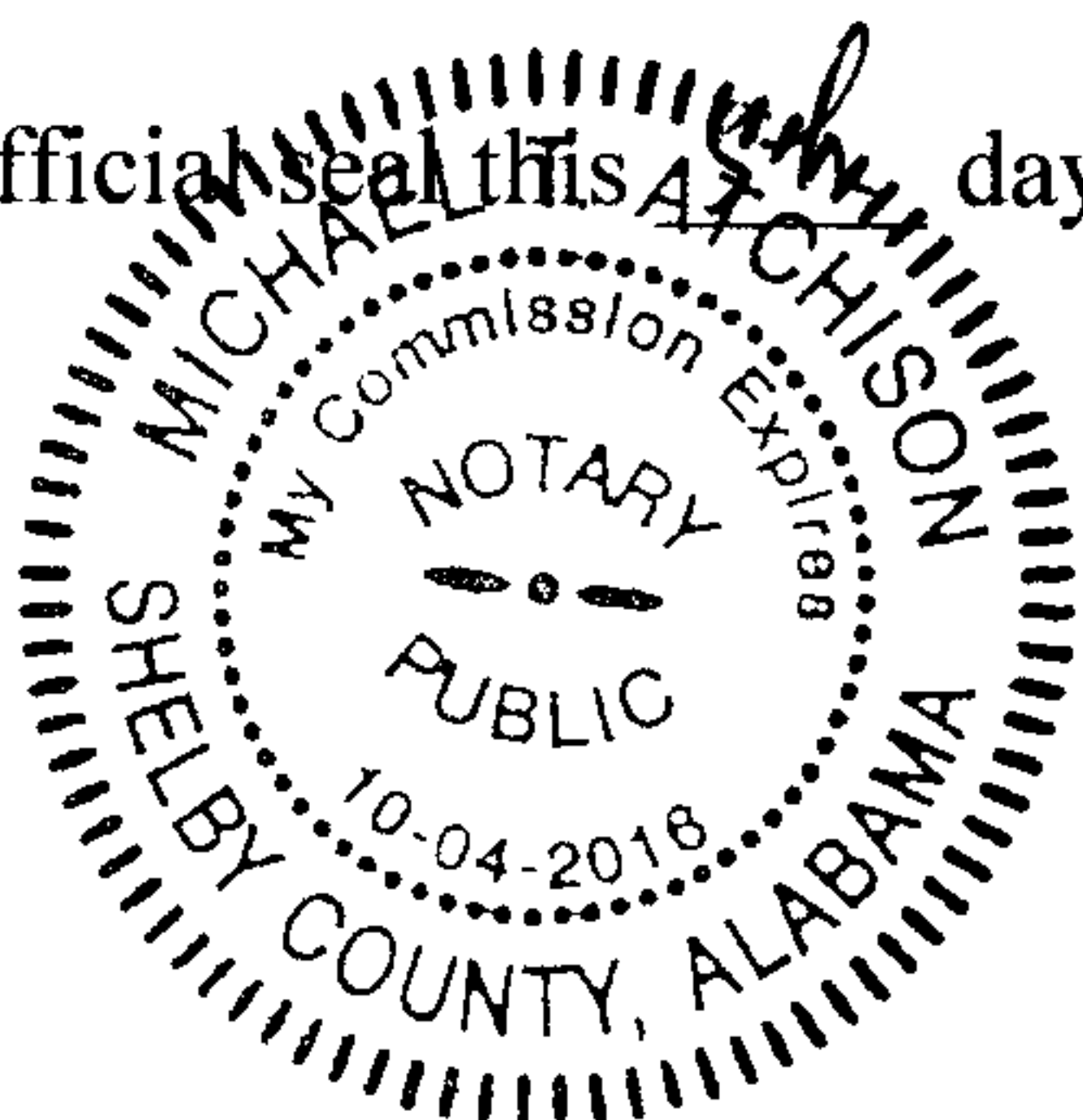
Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$308.00


20150608000188430 1/3 \$328.00
Shelby Cnty Judge of Probate, AL
06/08/2015 10:26:14 AM FILED/CERT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Douglas M. Kent II and wife Rebecca J. Kent**, whose name are 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of June, 2015.



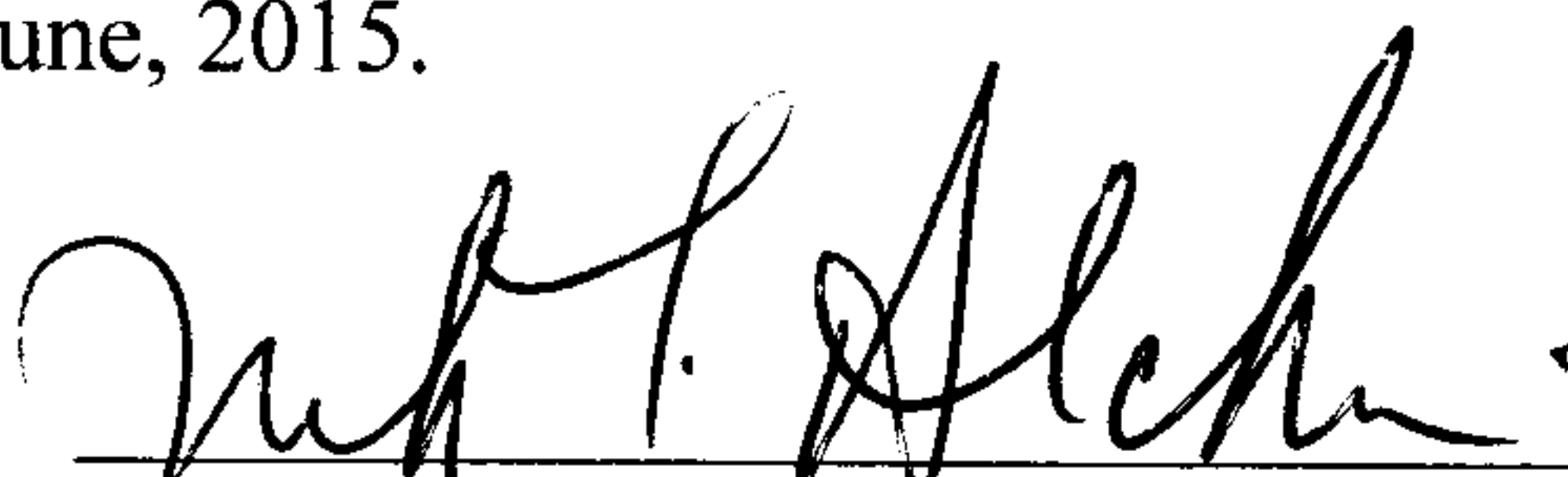
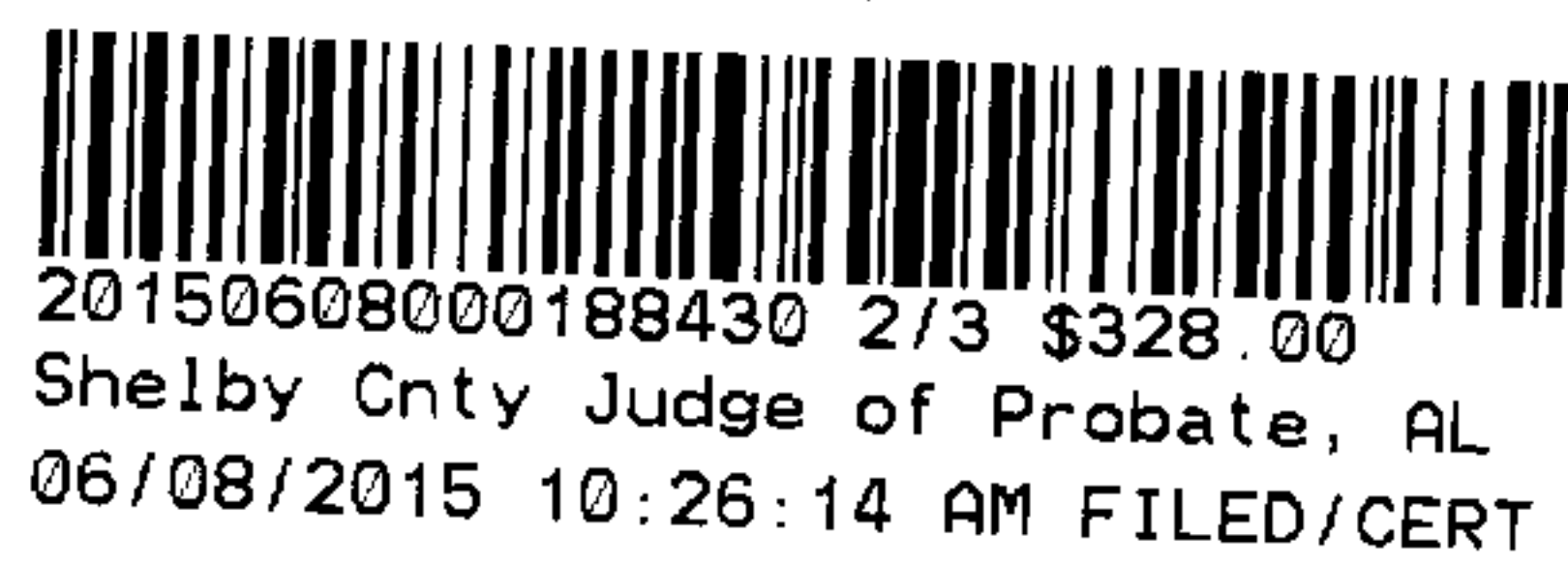

Notary Public
My Commission Expires: 10-4-2018

Exhibit "A" Legal Description

PARCEL 2 - Situated in Section 11 and Section 14, all in Township 21 South, Range 3 West, Shelby County, Alabama, and being more particularly described as follows:

Commence at the SW Corner of the SW 1/4 of the SE 1/4 of Section 11, Township 21 South, Range 3 West, Shelby County, Alabama; thence S87°10'30"E, a distance of 11.31'; thence N04°56'10"E, a distance of 246.59' to the POINT OF BEGINNING; thence N90°00'00"E, a distance of 288.59'; thence S00°00'00"E, a distance of 245.68'; thence S31°00'41"E, a distance of 540.71'; thence N55°38'33"E, a distance of 496.45' to the approximate centerline of Buck Creek, (all further calls will be along centerline of creek until otherwise noted); thence N24°37'36"W, a distance of 201.34'; thence N20°11'25"W, a distance of 317.79'; thence N14°53'20"W, a distance of 136.54'; thence N62°51'26"W and leaving said centerline of Buck Creek, a distance of 788.16'; thence S04°56'10"W, a distance of 545.91' to the POINT OF BEGINNING.

Said Parcel containing 13.76 acres, more or less.



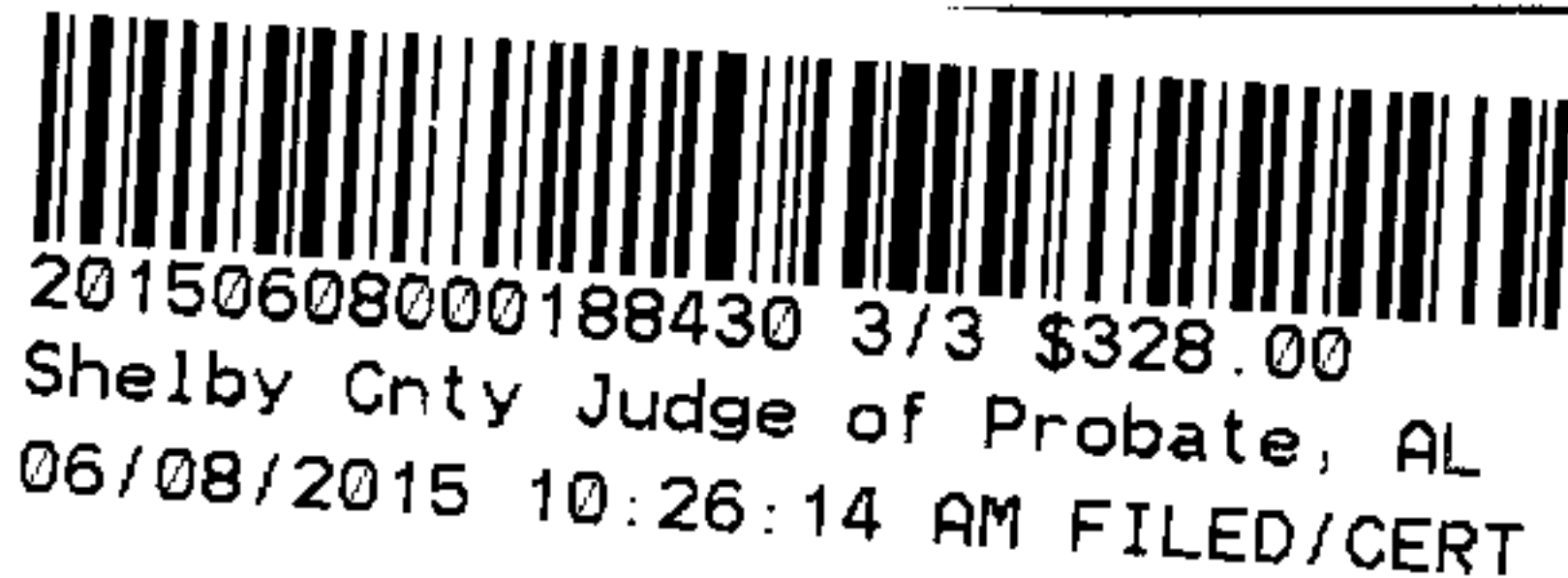
2

Real Estate Sales Validation Form

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

Grantor's Name Douglas M. Kent II
Mailing Address Rebecca J. Kent
U55 Fulton Springs Rd.
Alabaster, AL 35007
Property Address Average Shelby County

Grantee's Name Marsha Kent Roach
Mailing Address Joel Nelson Roach
U55 Fulton Springs Rd
Alabaster, AL 35007
Date of Sale _____
Total Purchase Price _____
or
Actual Value _____
or
Assessor's Market Value \$ 308,000.00



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 tax value

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 6-5-15

Print Mike T. Atchison

Unattested

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one