

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:
Michelle Kent Brakefield
William Scott Brakefield
615 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 TWENTY EIGHT THOUSAND AND NO/00 DOLLARS (\$28,000.00), 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, **JOEY ROACH and wife MARSHA ROACH** (herein referred to as *Grantor*) grant, bargain, sell and convey unto **MICHELLE KENT BRAKEFIELD and husband WILLIAM SCOTT BRAKEFIELD** (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.

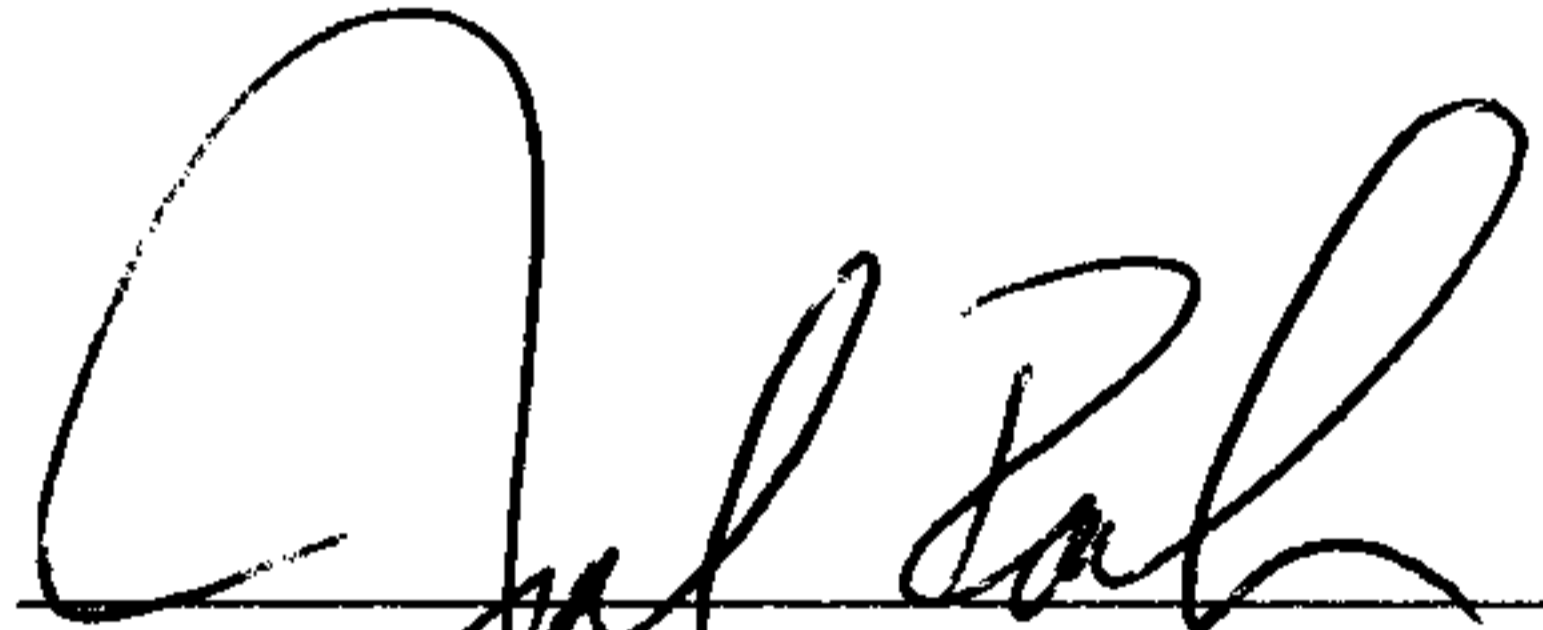
No part of the homestead of the grantor herein or his spouse.

Joey Roach and Joel Roach are one in the same person.

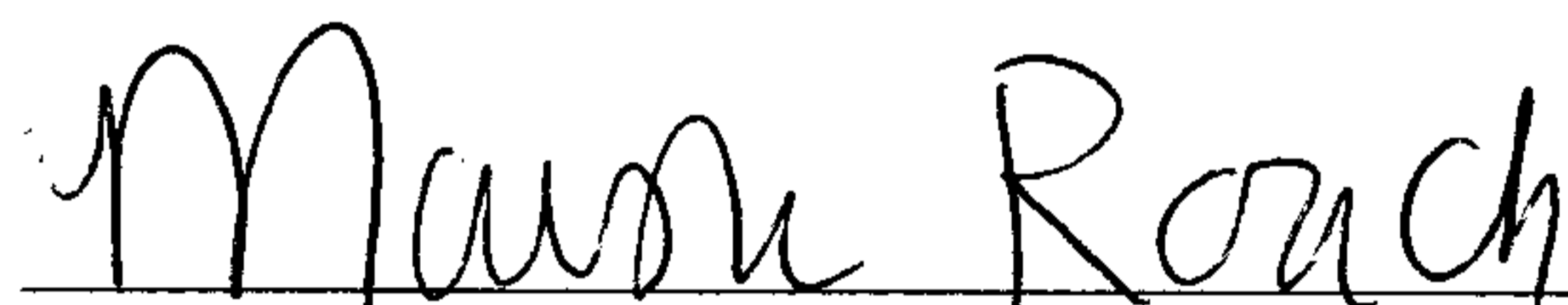
TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in 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

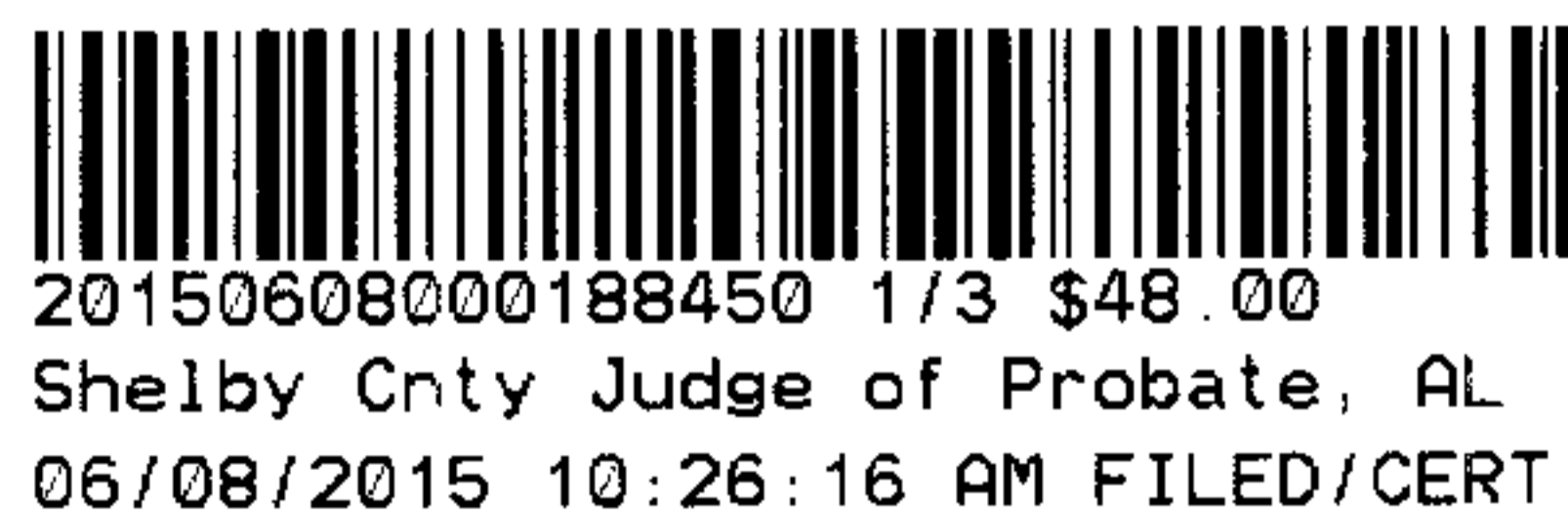


Joel Roach



Marsha Roach

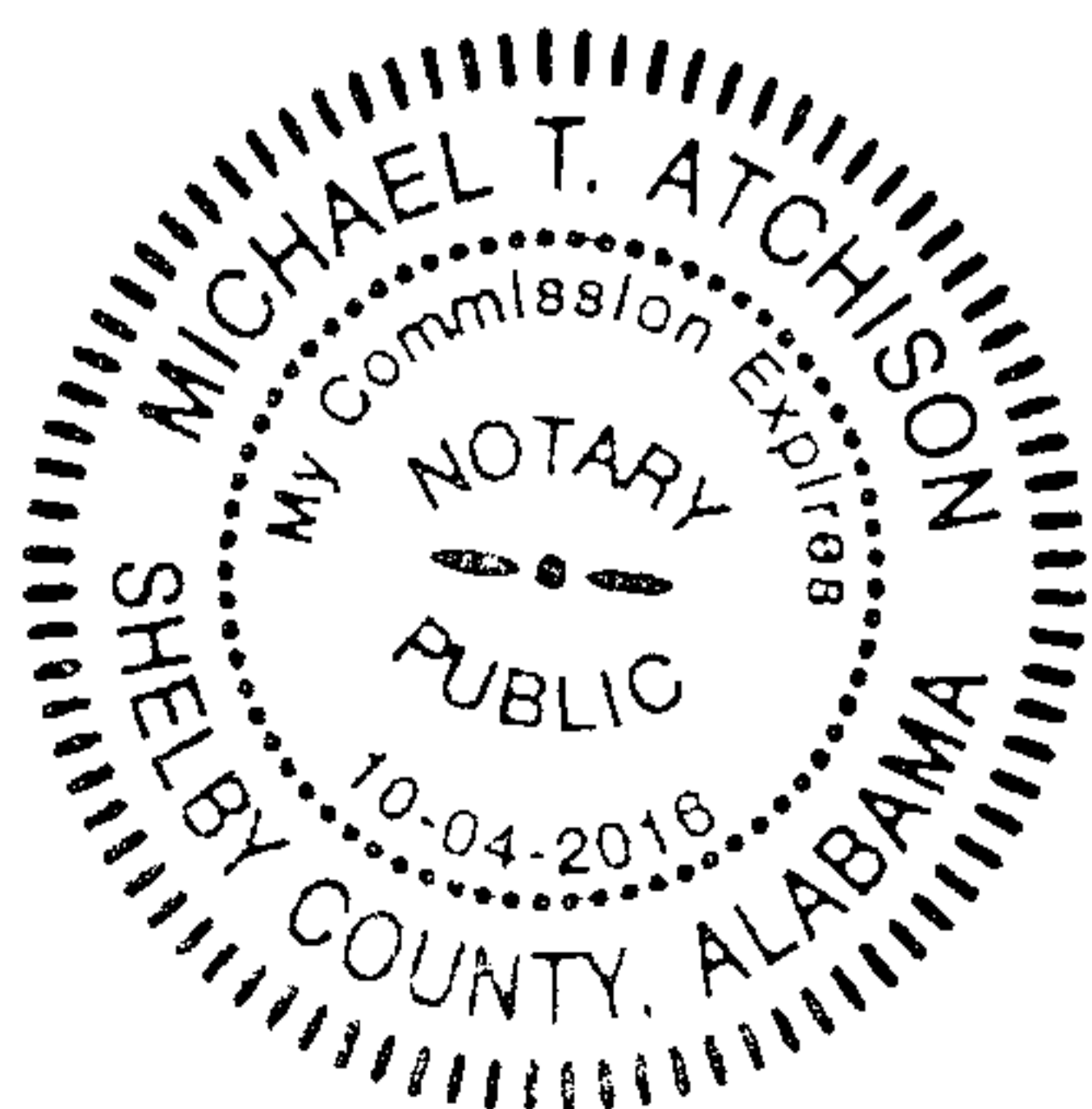
STATE OF ALABAMA)
COUNTY OF SHELBY)

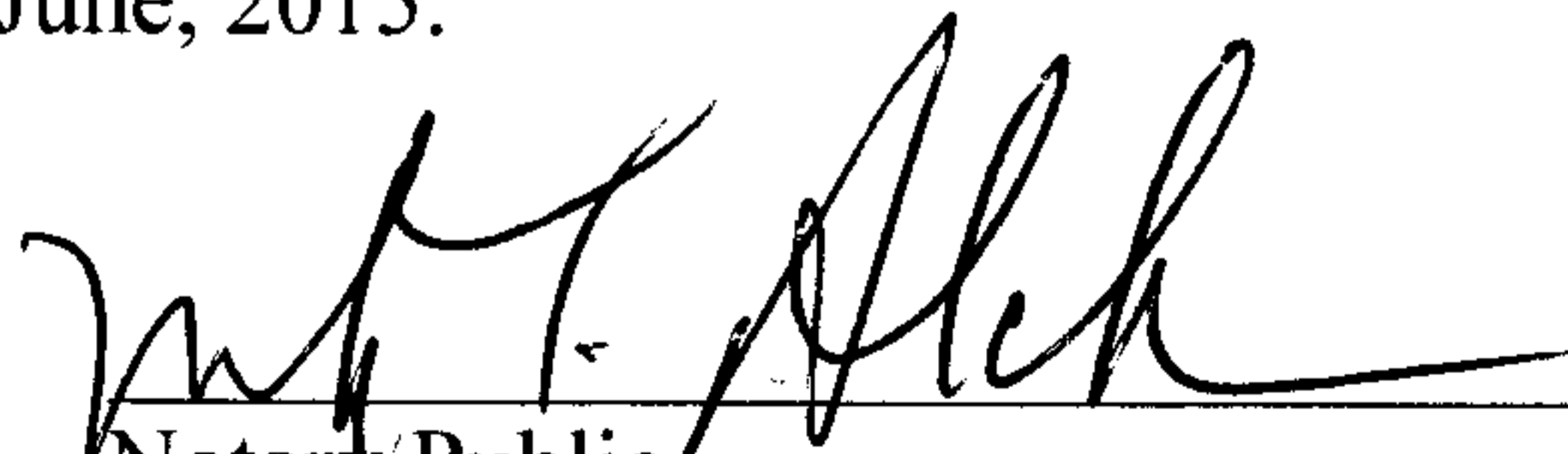


Shelby County, AL 06/08/2015
State of Alabama
Deed Tax: \$28.00

I, the undersigned authority, a Notary Public in and for said County, in said State hereby certify that **Joel Roach and wife Marsha Roach**, 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: 10-4-2016

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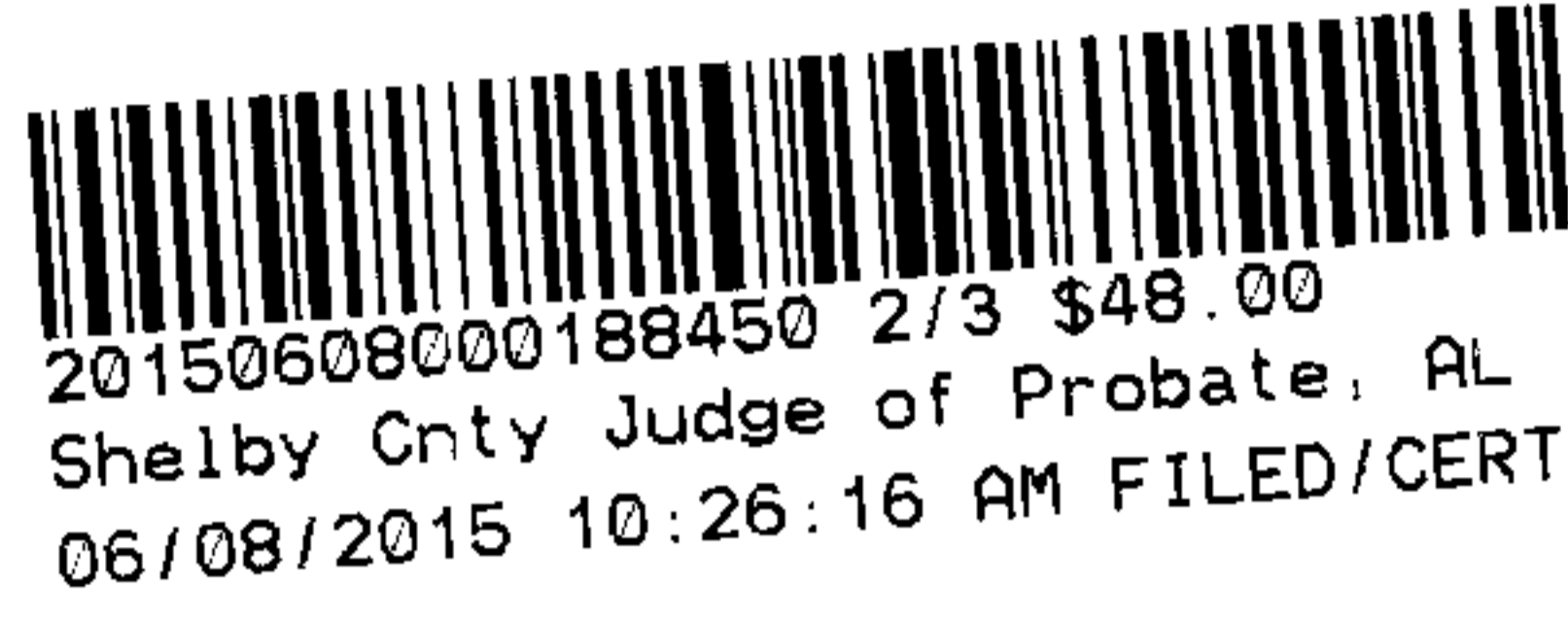
Exhibit "A" Legal Description

PARCEL II:

A parcel of land situated in the Northwest quarter of the Northeast quarter of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of section 14 and run easterly along the North line of said section a distance of 2999.92 feet; thence turn 56 degrees 10 minutes 54 seconds right and run southeasterly 522.59 feet; thence continue southeasterly along the last course 731.66 feet; thence turn 90 degrees 31 minutes 26 seconds right and run southwesterly 210.58 feet to the point of beginning; thence continue along the last described course 156.78 feet; thence turn 14 degrees 57 minutes 09 seconds left and run southwesterly 59.18 feet; thence turn 104 degrees 25 minutes 44 seconds right and run northwesterly 718.21 feet; thence turn 86 degrees 39 minutes 14 seconds right and run northeasterly 214.44 feet; thence turn 93 degrees 20 minutes 46 seconds right and run southeasterly 717.42 feet to the point of beginning.

According to the survey of Barton Carr, dated March 6, 2004.

Situated in Shelby County, Alabama.



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Real Estate Sales Validation Form

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

Grantor's Name Joey Roach
Marsha Roach
Mailing Address 655 Fulton Springs Road
Alabaster, AL 35007

Grantee's Name Michelle Kent Brakefield
William Scott Brakefield
Mailing Address 415 Fulton Springs Rd
Alabaster, AL 35007

Property Address

Date of Sale
Total Purchase Price
or
Actual Value
or
Assessor's Market Value \$28,000.00



20150608000188450 3/3 \$48.00
Shelby Cnty Judge of Probate, AL
06/08/2015 10:26:16 AM 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 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