

THIS INSTRUMENT PREPARED BY:
BARNES & BARNES LAW FIRM, P.C.
8107 PARKWAY DRIVE
LEEDS, ALABAMA 35094
205-699-5000

Send Tax Notice To:
JERRY W. SAVAGE
SANDIE J. SAVAGE
409 HWY 30
COLUMBIANA, AL 35051

WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

20150707000228370

Shelby COUNTY

07/07/2015 09:50:53 AM

DEEDS 1/4

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty-Three Thousand Five Hundred and 00/100 Dollars (\$283,500.00)* to the undersigned Grantor, TINA W. OWEN, AN UNMARRIED WOMAN (hereinafter referred to as Grantor, whose mailing address is 409 HWY 30, COLUMBIANA, AL 35051), in hand paid by the Grantees herein (whose mailing address is shown above), the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto JERRY W. SAVAGE and SANDIE J. SAVAGE, (herein referred to as Grantees), the following described real estate, situated in Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A"

Property address: 409 HWY 30 , COLUBIANA, AL 35051

*The purchase price or actual value of this conveyance can be verified in the following documentary evidence: Closing Statement

Subject to:

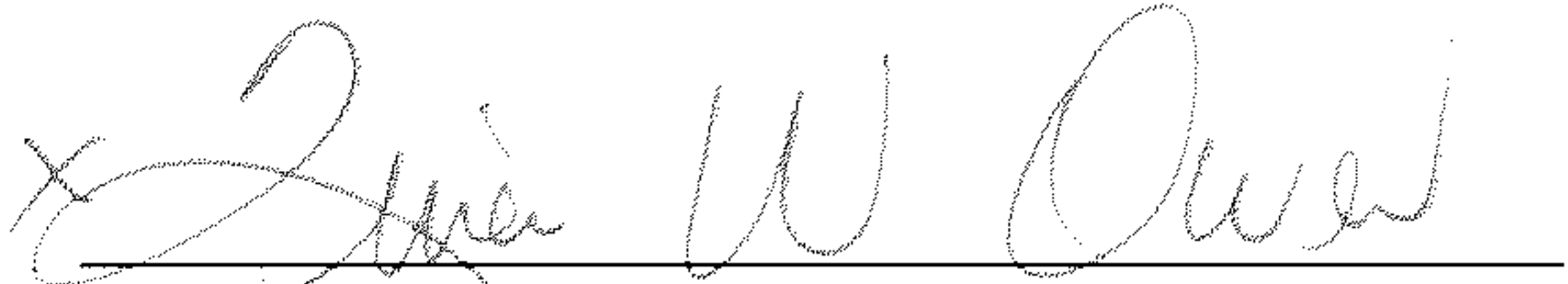
1. Taxes for the current tax year and any subsequent years.
2. Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
3. Mineral and mining rights, if any.
4. Easement for distrubution facilites in favor of Alabama Power Comapny recorded in INstrument #2001-18563; INstrument #2001-18564; and Instrument #2004-35467

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 for such survivor forever, together with every contingent remainder and right of reversion.

And said Grantor, for said Grantor, his/her heirs, executors and administrators, covenant with 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 stated above; that Grantor haes a good right to sell and convey the same as aforesaid; that Grantor will, and their 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.

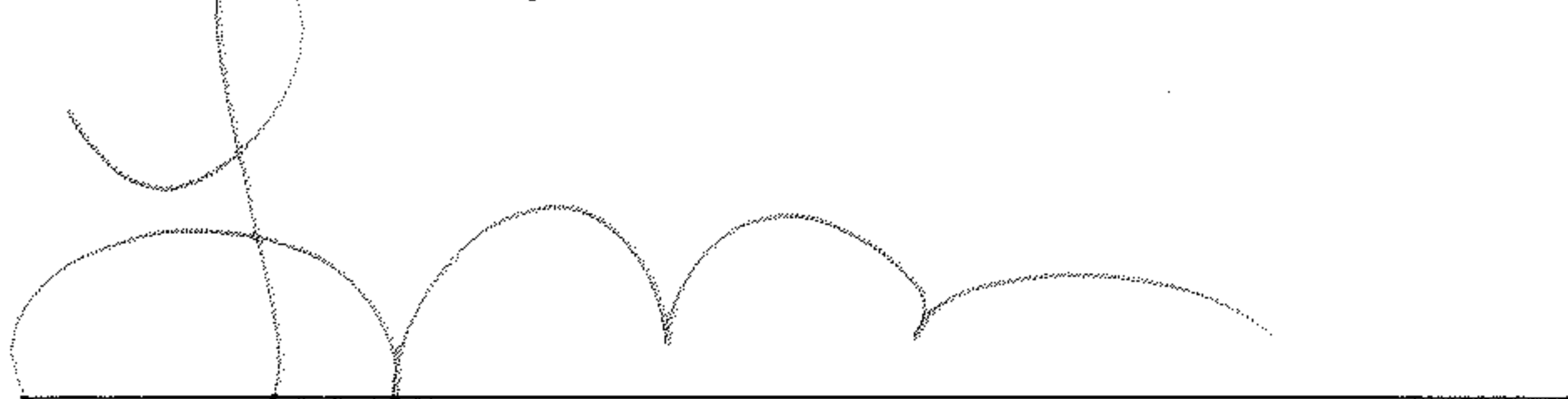
IN WITNESS WHEREOF, said Grantor has hereunto set his/her hand and seal this the 7th day of July, 2015.


TINA W. OWEN

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that TINA W. OWEN, an unmarried woman whose name is 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, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of July, 2015.


NOTARY PUBLIC

My Commission Expires: 2/4/16

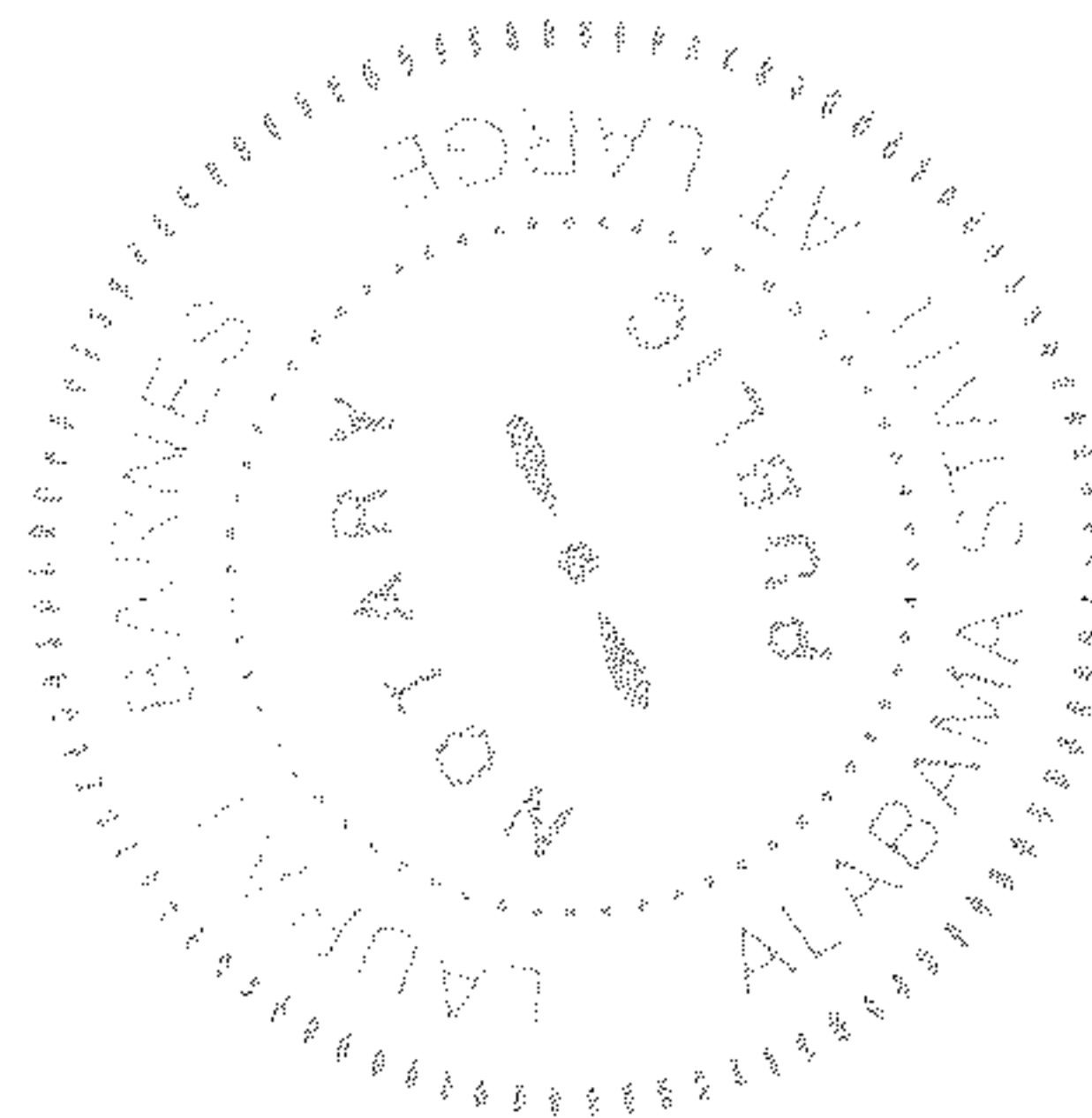


EXHIBIT "A"

Parcel I:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West; thence N 00 degrees 43 minutes 29 seconds E a distance of 332.59 feet; thence N 89 degrees 29 minutes 36 seconds E a distance of 244.31 feet to the point of beginning. Thence S 00 degrees 36 minutes 57 seconds W a distance of 149.00 feet; thence S 74 degrees 16 minutes 56 seconds E a distance of 255.24 feet; thence N 81 degrees 46 minutes 33 seconds E a distance of 175.58 feet; thence N 00 degrees 36 minutes 57 seconds E a distance of 196.74 feet; thence S 89 degrees 29 minutes 36 seconds W a distance of 420.00 feet to the point of beginning.

A 30 foot non-exclusive ingress, egress and utility easement

Commence at the SW corner of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 43 minutes 29 seconds East, a distance of 332.59 feet; thence North 89 degrees 29 minutes 36 seconds East, a distance of 244.31 feet; thence South 00 degrees 36 minutes 57 seconds West, a distance of 133.46 feet to the Point of Beginning of the centerline of a 30 foot ingress, egress and utility easement lying 15 feet either side of and parallel to described centerline; thence North 74 degrees 16 minutes 56 seconds West along said centerline a distance of 71.13 feet; thence South 52 degrees 46 minutes 08 seconds West along said centerline a distance of 161.72 feet; thence South 05 degrees 09 minutes 08 seconds East along centerline a distance of 185.83 feet; thence South 37 degrees 58 minutes 56 seconds East along said centerline a distance of 120.37 feet; thence South 59 degrees 24 minutes 11 seconds East along said centerline a distance of 224.31 feet; thence South 05 degrees 23 minutes 35 seconds East along said centerline a distance of 177.79 feet; thence South 49 degrees 37 minutes 51 seconds East along said centerline a distance of 275.34 feet; thence South 79 degrees 02 minutes 36 seconds East along said centerline a distance of 99.75 feet to the end of said easement.

Parcel II: A 30 foot non-exclusive ingress, egress and utility easement across the westerly part of the SE 1/4 of the SE 1/4 of the SE 1/4 of Section 24, Township 21 South, Range 1 West connecting the above described easement to the roadway.

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

Grantor's Name: TINA W. OWEN
Mailing Address: 409 HWY 30
COLUMBIANA, AL 35051

Grantee's Name: JERRY W. SAVAGE and SANDIE J. SAVAGE
Mailing Address: 409 HWY 30
COLUMBIANA, AL 35051

Property Address: 409 HWY 30
COLUMBIANA, AL 35051

Date of Sale: July 7th, 2015
Total Purchase Price: (\$283,500.00)
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
_____ Appraisal
_____ Appraisal
_____ Sales Contract
_____ X Closing Statement
_____ Other Tax Assessment

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: _____
_____ Unattested

Print: Laura L. Barnes, Closing Attorney

Sign

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



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
07/07/2015 09:50:53 AM
\$306.50 CHERRY
20150707000228370

[Signature]