

This Instrument was Prepared by:

Send Tax Notice To: Paul F. Preston  
Holly R. Preston

Mike T. Atchison, Attorney at Law  
101 West College Street  
Columbiana, AL 35051  
File No.: MV-15-22307

755 Salser Lane  
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 Thirty Thousand Dollars and No Cents (\$130,000.00)**, 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, **Marcia Denise Morton, a single woman and Amanda Leigh Armstrong and Husband Derrick Armstrong** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Paul F. Preston and Holly R. Preston** (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 all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.**

**Amanda Leigh Roberson and Amanda Leigh Armstrong are one in the same person.**

**\$0.00** 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 17th day of July, 2015.

*Marcia Denise Morton  
By: Amanda Leigh Armstrong  
Attorney in Fact*

Marcia Denise Morton  
By: Amanda Leigh Armstrong  
Attorney in Fact

*Derrick Armstrong*  
Derrick Armstrong

*Amanda Leigh Armstrong*  
Amanda Leigh Armstrong

State of Alabama

County of Shelby



20150722000249370 1/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
07/22/2015 02:34:17 PM FILED/CERT

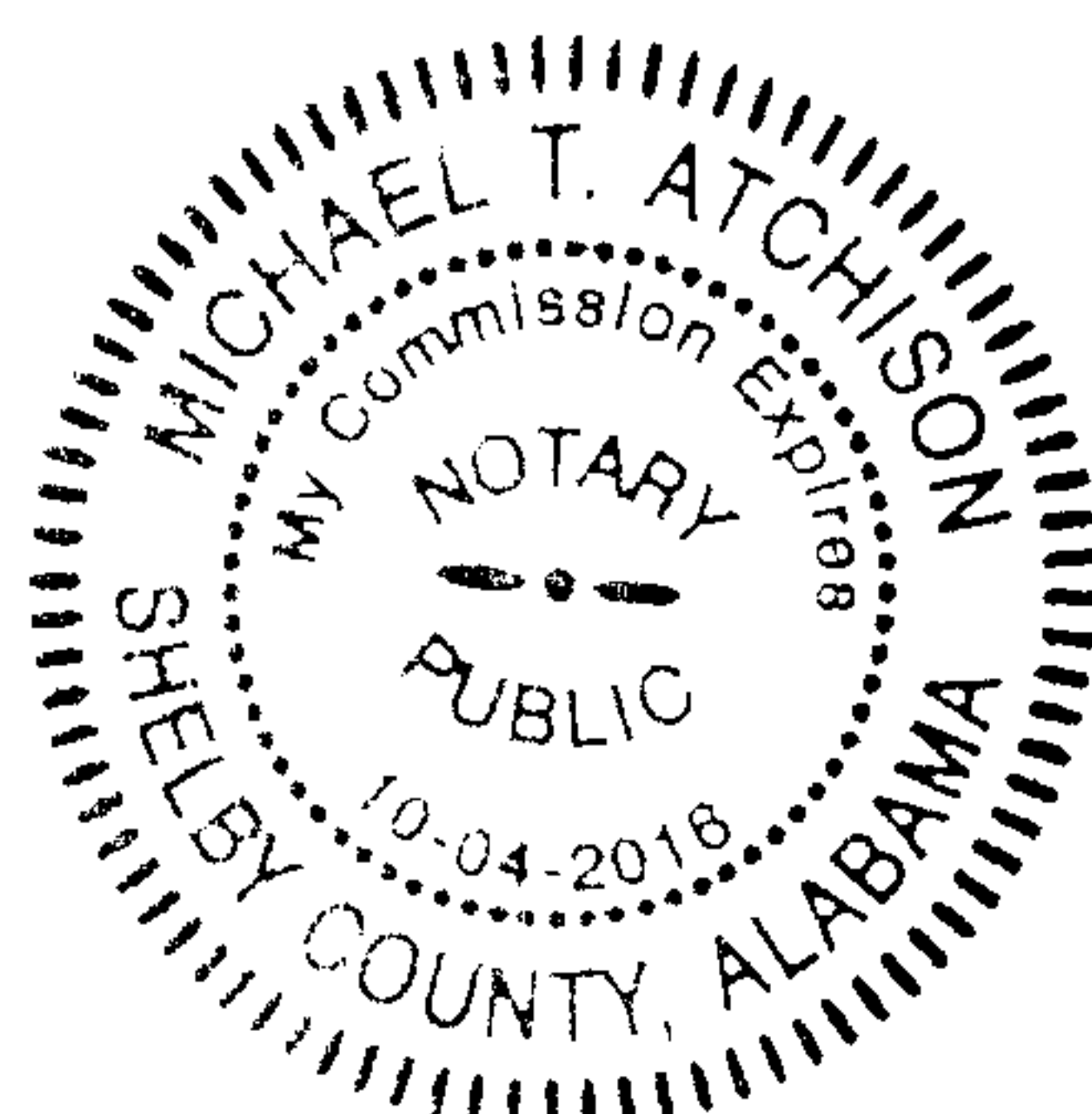
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that **Marcia Denise Morton by Amanda Leigh Armstrong Attorney in Fact and Amanda Leigh Armstrong and Derrick Armstrong**, whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, 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 17th day of July, 2015.

Shelby County, AL 07/22/2015  
State of Alabama  
Deed Tax: \$130.00

*Mike T. Atchison*  
Notary Public, State of Alabama

My Commission Expires: 10/4/2016



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

TRACT NO. 1:


Commence at the Southeast corner of the Southeast quarter of the Northwest Quarter of Section 1, Township 20 South, Range 1 West and run North along the East boundary line of said quarter-quarter section for 133.10 feet to the point of beginning; thence turn an angle of 91 degrees 22 minutes 58 seconds left and run 255.0 feet; thence turn an angle of 75 degrees 19 minutes 42 seconds right and run 216.82 feet; thence turn an angle of 57 degrees 02 minutes 17 seconds right and run 64.43 feet; thence turn an angle of 57 degrees 32 minutes 13 seconds right and run 275.68 feet; thence turn an angle of 09 degrees 54 minutes 12 seconds left and run 105.0 feet; thence turn an angle of 91 degrees 22 minutes 59 seconds right and run 210.0 feet; thence turn an angle of 88 degrees 37 minutes 01 seconds right and run 105.0 feet to the point of beginning.

According to the survey of Larry W. Carver, Al. Reg. No. 15454, dated November 27, 1992.

TRACT NO. 2:

Commence at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 1, Township 20 South, Range 1 West and run North along the East boundary line of said quarter-quarter section for 133.10 feet; thence turn an angle of 91 degrees 22 minutes 58 seconds left and run 255.0 feet to the point of beginning; thence turn an angle of 75 degrees 19 minutes 42 seconds right and run 216.82 feet; thence turn an angle of 75 degrees 21 minutes 45 seconds left and run 75.0 feet; thence turn an angle of 91 degrees 25 minutes 02 seconds right and run 90.0 feet; thence turn an angle of 91 degrees 22 minutes 15 seconds left and run 920.60 feet to the West boundary line of said quarter-quarter section; thence turn an angle of 88 degrees 21 minutes 21 seconds left and run along said quarter-quarter section for 300.0 feet; thence turn an angle of 91 degrees 39 minutes 22 seconds left and run 1057.01 feet to the point of beginning. Situated in Shelby County, Alabama.

According to the survey of Larry W. Carver, Al. Reg. No. 15454, dated November 27, 1992.

  
20150722000249370 2/3 \$150.00  
Shelby Cnty Judge of Probate, AL  
07/22/2015 02:34:17 PM 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 Marcia Denise Morton
Amanda Leigh Roberson Armstrong
Mailing Address 1060 US Hwy 78
Leeds AL 35094

Grantee's Name Paul F. Preston
Holly R. Preston
Mailing Address 755 Salser Lane
Columbiana, Ala 35051

Property Address 755 Salser Lane
Chelsea, AL

Date of Sale July 17, 2015
Total Purchase Price \$130,000.00
or
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
XX 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 July 17, 2015

Print Amanda Leigh Armstrong

Unattested (verified by)

Sign Amanda Leigh Armstrong (Grantor/Grantee/Owner/Agent) circle one

