

This Instrument was Prepared by:

Send Tax Notice To: Robert Wayne Stough
Diane Stough

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051

File No.: S-15-22206

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 **Nine Thousand Five Hundred Dollars and No Cents (\$9,500.00)**, **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, **Vigneulle Living Trust**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Robert Wayne Stough and Diane Stough**, (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 taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

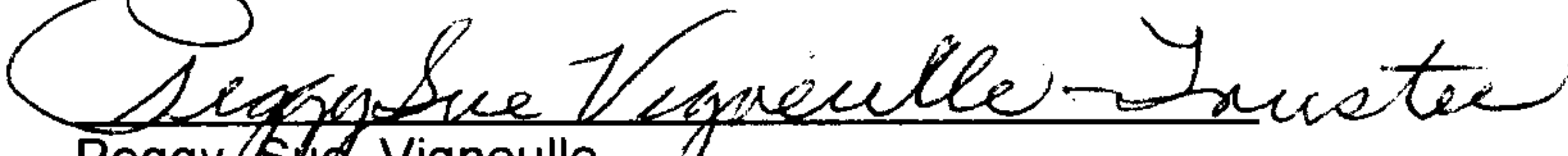
\$0.00 of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.


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 18th day of August, 2015.

VIGNEULLE LIVING TRUST


Peggy Sue Vigneulle
Trustee


20150902000306430 1/3 \$29.50
Shelby Cnty Judge of Probate, AL
09/02/2015 10:23:33 AM FILED/CERT

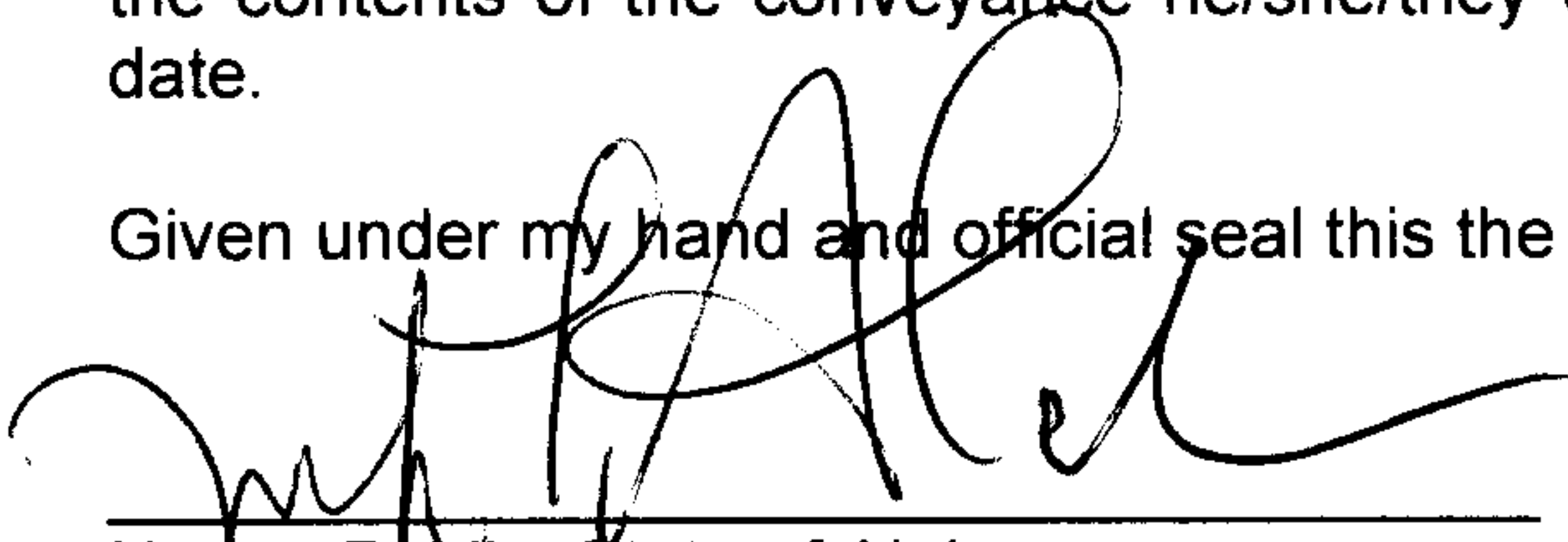
State of Alabama

County of Shelby

Shelby County, AL 09/02/2015
State of Alabama
Deed Tax: \$9.50

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Peggy Sue Vigneulle as Trustee of The Vigneulle Living Trust, 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 18th day of August, 2015


Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: October 04, 2016

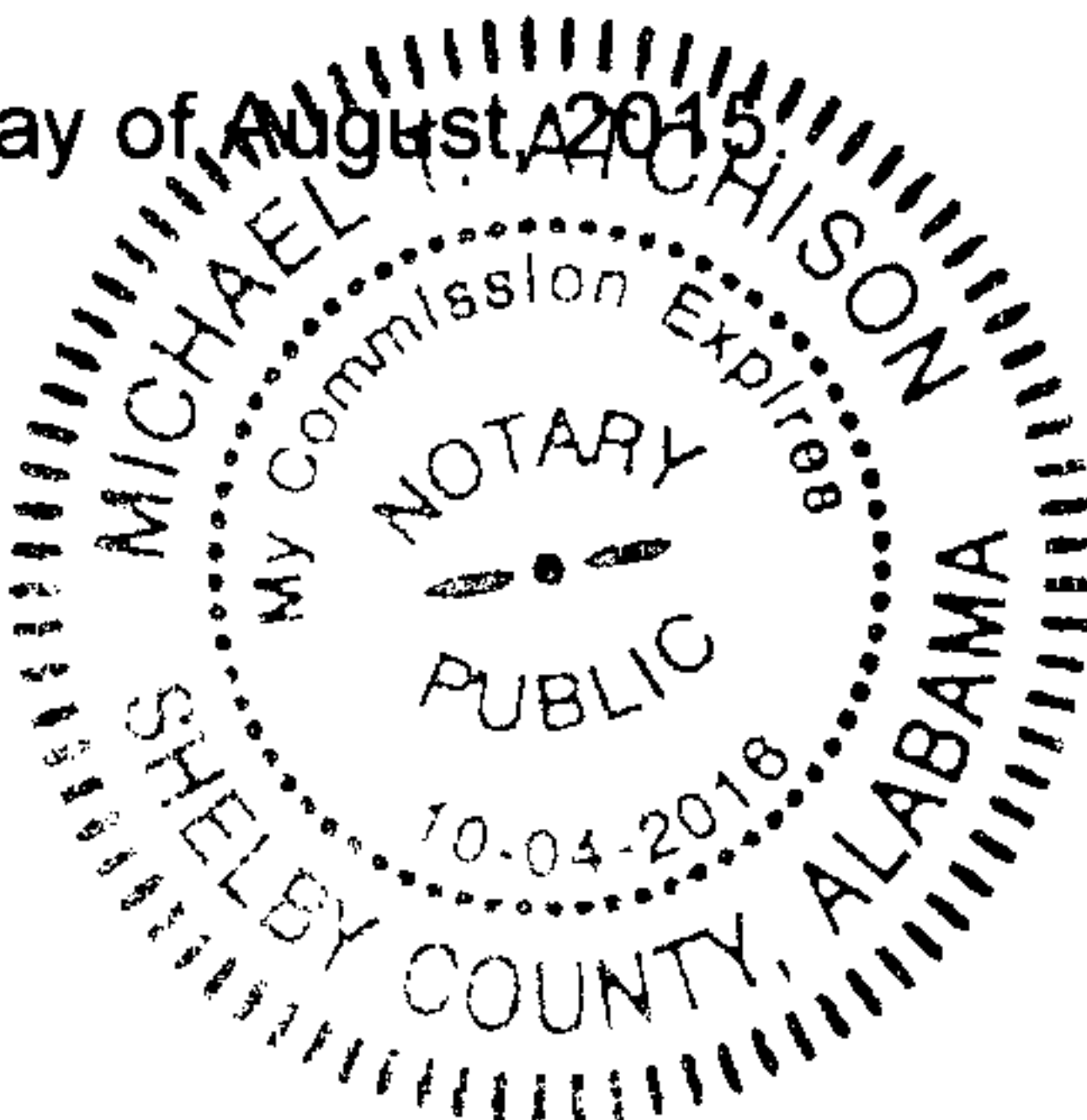


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land lying in the NW 1/4 of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama, being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama; thence run Southerly along the West line thereof for 1,174.11 feet to a rebar found, being the southwest corner of Lot 1 of T & R Properties Subdivision, as recorded in Map Book 25, Page 106, in the Judge of Probate Office, Shelby County, Alabama and to the point of beginning; thence continue along the last described course for 316.96 feet; also being the end of the dedicated public right of way of Shelby County Highway 441; thence 90 degrees 52 minutes 23 seconds left run easterly 91.88 feet through an existing well and to a rebar found, said point lying on the North line of Lot 2 of the aforesaid T & R Properties Subdivision; thence 48 degrees 25 minutes 50 seconds left run northeasterly along said North line for 98.51 feet to a rebar found; thence 20 degrees 5 minutes 19 seconds left run northeasterly for 204.28 feet to a rebar found; thence 69 degrees 43 minutes 40 seconds right run easterly for 254.09 feet to a rebar found; thence 92 degrees 23 minutes 33 seconds left run northerly for 49.92 feet to a rebar found; thence 87 degrees 47 minutes 32 seconds left run westerly for 480.30 feet to the point of beginning.

SUBJECT to a 50 foot wide easement as recorded and shown on the survey of T & R Family Subdivision as recorded in Map Book 25, Page 106, in the Judge of Probate Office, Shelby County, Alabama.

ALSO SUBJECT TO: A 15 foot wide easement, The South line of which being more particularly described as follows:

Commence at the NW corner of the NW 1/4 of the NW 1/4 of Section 20, Township 20 South, Range 2 East, Shelby County, Alabama; thence run southerly along the West line thereof for 1,491.07 feet being the end of the dedicated public right of way of Shelby County Highway 441; thence 90 degrees 52 minutes 23 seconds left run easterly 50.00 feet to the East line of an existing 50 foot wide easement; thence 89 degrees 7 minutes 37 seconds left run northerly along the aforesaid East line of said easement for 34.53 feet to the point of beginning; thence 88 degrees 6 minutes 21 seconds right run easterly for 73.14 feet North of an existing covered well pump and structure to a point lying on the Northeasterly line of Lot 2 of T & R Properties Subdivision, as recorded in Map Book 25, Page 106, in the Judge of Probate Office, Shelby County, Alabama; thence 47 degrees 24 minutes 35 seconds left run northeasterly along said Northeasterly line for 50.62 feet to a rebar found; thence 20 degrees 5 minutes 19 seconds left run northeasterly for 204.28 feet to a rebar found; thence 69 degrees 43 minutes 40 seconds right run easterly along the North line of said Lot 2 for 274.09 feet to the point of ending.



20150902000306430 2/3 \$29.50
Shelby Cnty Judge of Probate, AL
09/02/2015 10:23:33 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 Vigneulle Living Trust
Mailing Address 1505 Pavilion Dr
Hoover AL 35226
Property Address 1968 Hwy 441
Wilsonville, AL 35186

Grantee's Name Robert Wayne Stough
Diane Stough
Mailing Address 1968 Hwy 441
Wilsonville AL 35186
Date of Sale June 04, 2015
Total Purchase Price \$9,500.00
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
☒ 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 August 18, 2015

Unattested

AC
(verified by)

Print

Sign

Peggy Sue Vigneulle

Peggy Sue Vigneulle
(Grantor/Grantee/Owner/Agent) circle one



20150902000306430 3/3 \$29.50
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Form RT-1