

This Instrument was Prepared by:

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

File No.: S-15-22408

Send Tax Notice To: John L. Oliver  
Cynthia G. Oliver

107 Pine Tree Circle  
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 **Eighty Two Thousand Five Hundred Dollars and No Cents (\$82,500.00)**, 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, **Mary Gene Denney, a married woman and Dell E. Moody, a married woman**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **John L. Oliver and Cynthia G. Oliver**, (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

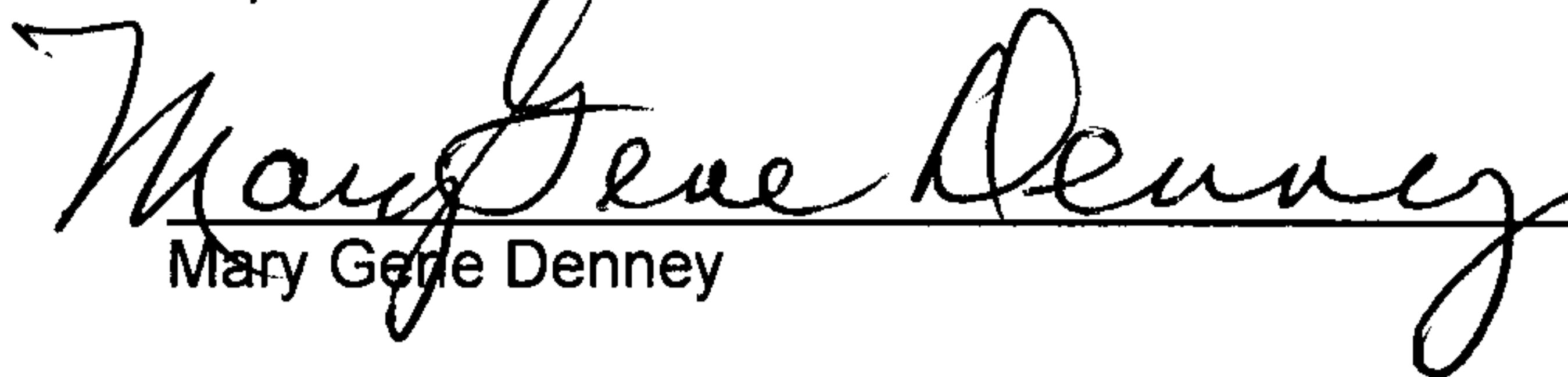
**Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.** No Part of the homestead of the gantors herein.

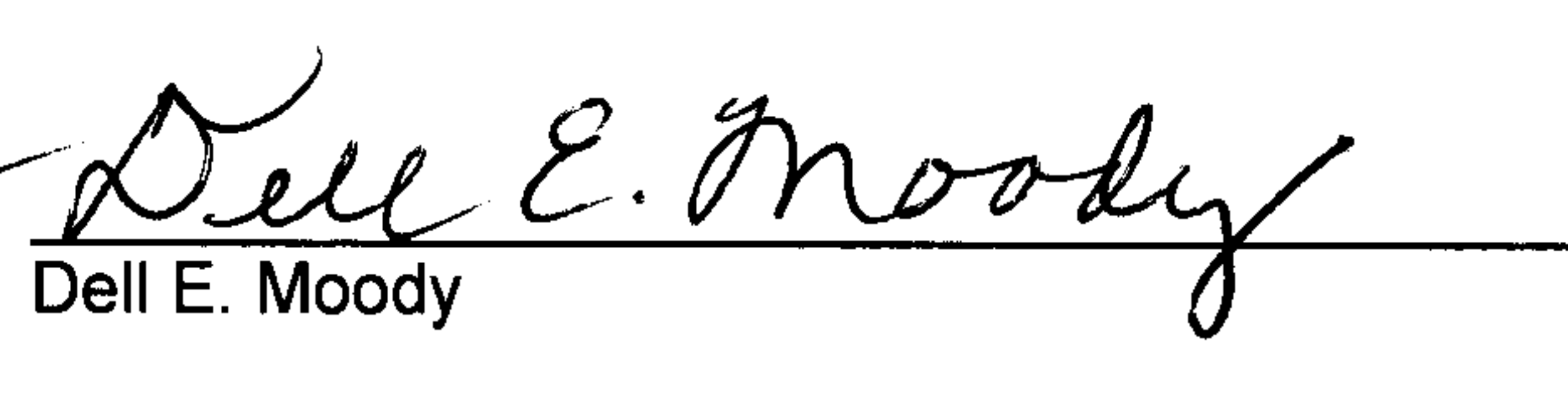
**\$61,875.00** of the purchase price of the above described property was financed with the proceeds of a mortgage loan closed simultaneously herewith.

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 11th day of September, 2015.

  
Mary Gene Denney


  
Dell E. Moody

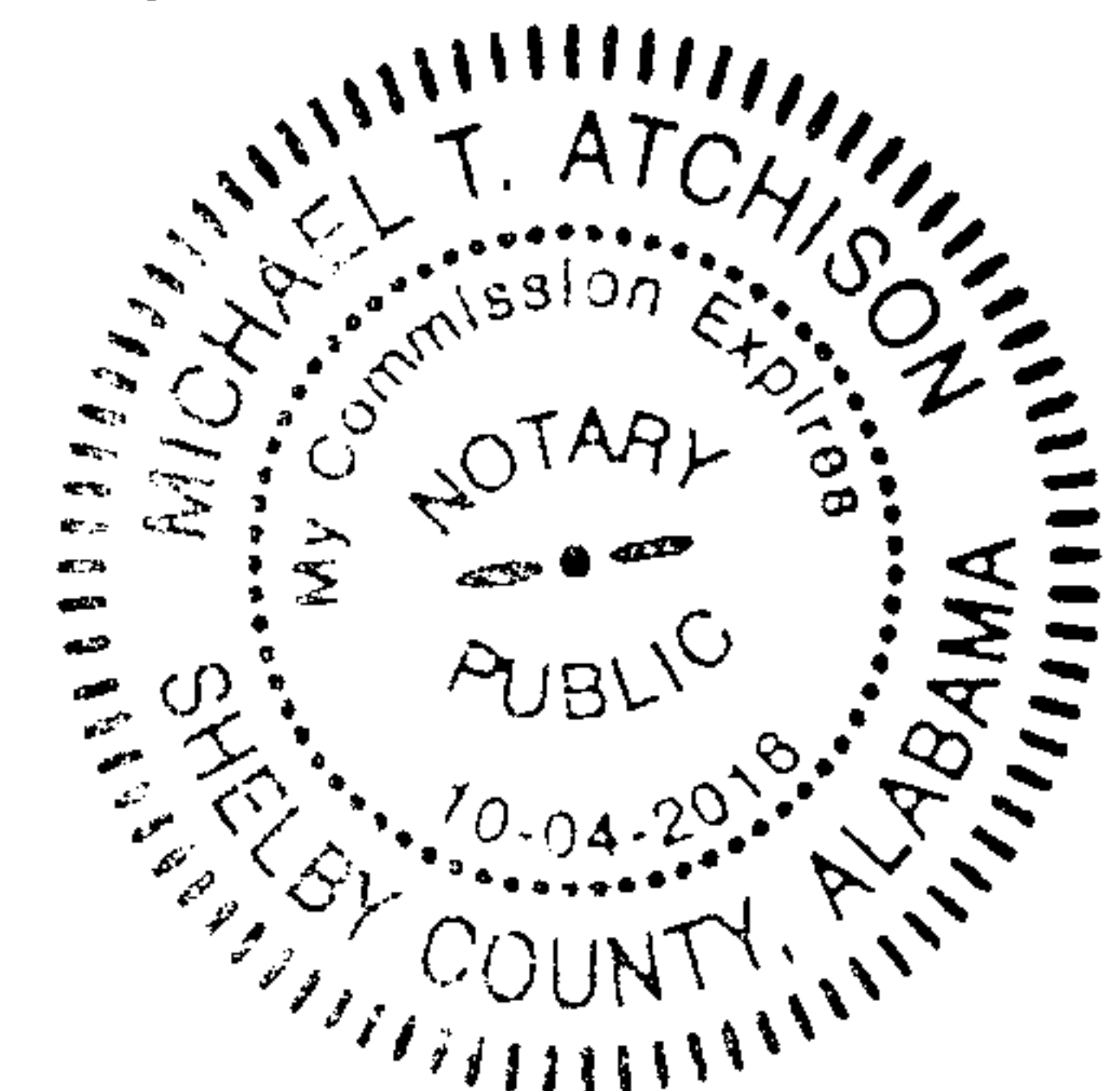
State of Alabama


County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Mary Gene Denney and Dell E. Moody, 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 11th day of September, 2015.

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

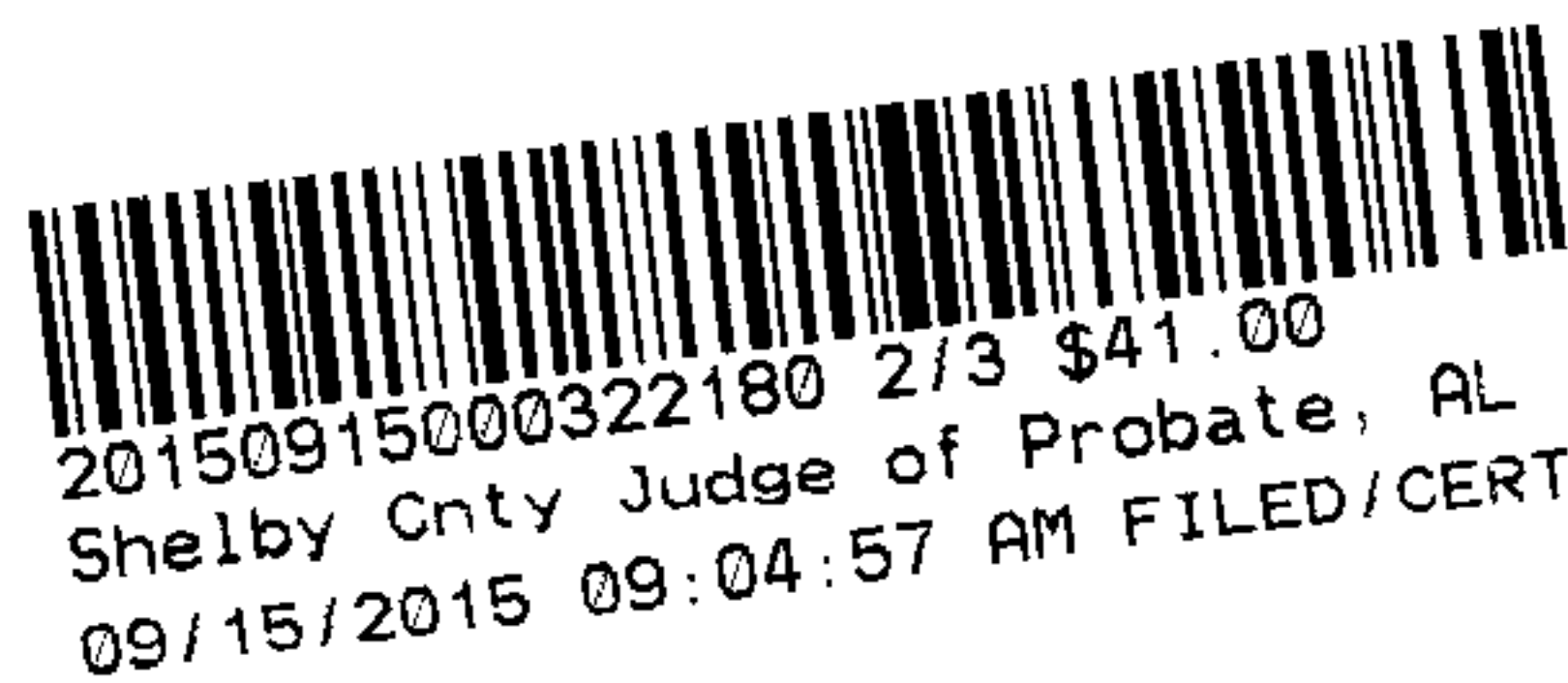


  
20150915000322180 1/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
09/15/2015 09:04:57 AM FILED/CERT

Shelby County, AL 09/15/2015  
State of Alabama  
Deed Tax: \$21.00

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

Lot 3, Block 4, Johnston's Addition to the Town of Columbiana, Alabama, recorded in Deed Book 132, Page 159 in Probate Records of Shelby County, Alabama, and in addition thereto a strip of land 24 ft. wide lying adjacent to and North of the Northern boundary of said Lot 3, which said strip is more particularly described as follows, to-wit: Commence at the Northwestern corner of said Lot 3 and run thence northerly along the Eastern boundary of a paved city street a distance of 24 feet to a point, which said point is the southwestern corner of the Spivey lot; thence turn to the right and run easterly or northeasterly parallel with the Northern boundary of said Lot No. 3, a distance of 75 feet, more or less,, to a point on the Western boundary of a proposed alley; thence turn to the right and run southerly along said alley a distance of 24 ft to a point, which said point is the northeastern corner of said Lot 3; thence turn to the right and run westerly along the Northern boundary of said Lot 3 a distance of 75 feet to point of beginning. Situated in Shelby County, Alabama.





## Real Estate Sales Validation Form

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

Grantor's Name Mary Gene Denney  
Dell E. Moody  
Mailing Address 3180 Chelsea Road  
Columbiana, AL 35051  
Property Address 103 Johnson St.  
Columbiana, AL 35051

Grantee's Name John L. Oliver  
Cynthia G. Oliver  
Mailing Address 107 Pine Tree Circle  
Columbiana, AL 35051  
Date of Sale September 11, 2015  
Total Purchase Price \$82,500.00  
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 September 10, 2015


Print Mary Gene Denney

Unattested

Sign

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

  
20150915000322180 3/3 \$41.00  
Shelby Cnty Judge of Probate, AL  
09/15/2015 09:04:57 AM FILED/CERT

Form RT-1