

This instrument was prepared by:

(Name) _____

(Address) _____

Send Tax Notice to:

(Name) SAMUEL GLASS

(Address) 333 Hawthorn Dr
Calera, AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ten thousand and no 100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John T. Eiland and Margaret E Eiland

(herein referred to as grantors) do grant, bargain, sell and convey unto

SAMUEL GLASS and RAMONA F GLASS

(herein referred to as GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in Shelby

County, Alabama to-wit:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION.

Situated in SHELBY County, Alabama.

Subject to restrictions, easements and rights of way of record.

This property constitutes no part of the household of the grantor, or of his spouse.

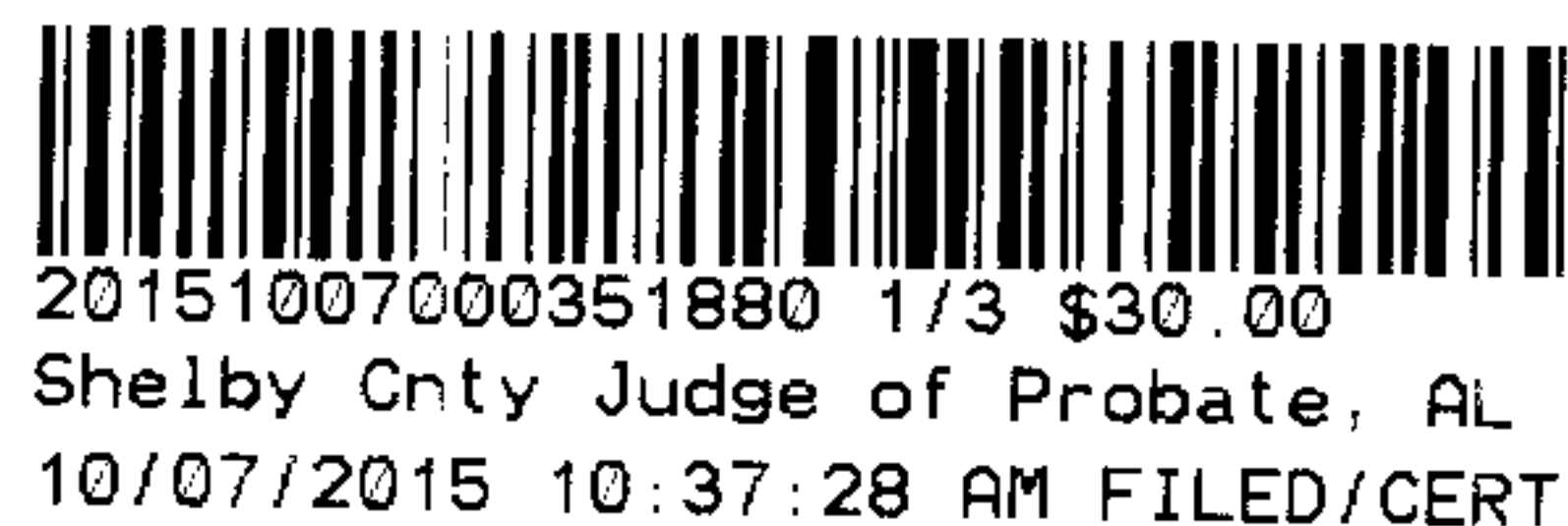
Subject to taxes for 2015 and subsequent years, easements, restrictions, rights of way and permits of record.

\$0.00 of the above-recited consideration was paid from a mortgage recorded simultaneously herewith

Shelby County, AL 10/07/2015

State of Alabama

Deed Tax: \$10.00



TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either or them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 30th day of April, 2015

WITNESS

(Seal)

(Seal)

(Seal)

John T. Eiland (Seal)

Margaret E. Eiland (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY }

General Acknowledgment

I, Carlene R. Hadaway, a Notary Public in and for said County, in said State,

hereby certify that John T. Eiland and Margaret E. Eiland

whose name are signed to the foregoing conveyance, and who are known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of April A.D., 2015

MY COMMISSION EXPIRES DECEMBER 10, 2017

My Commission Expires:

Carlene R. Hadaway
Notary Public

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL # 352032001008.000

STR = 03/24.1/13E

Beginning at the intersection of the old Freeman Base line (so called) with the West line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24, Range 13 East, and thence East along said base line a distance of 129 feet to the point of beginning of the parcel herein described; thence continue East along said base line a distance of 100 feet; thence South, parallel with the West line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24, Range 13 East a distance of 122 feet, more or less, to the Northwest right of way line of the Southern Railroad; thence Southwesterly along said Northwest line of said Southern Railroad a distance of 100 feet; thence run Northwesterly a distance of 166 feet, more or less, to the point of beginning.



20151007000351880 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2015 10:37:28 AM FILED/CERT

Beginning at the intersection of the Old Freeman Base line (so called) with the West line of the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24, Range 13 East, and thence East along said base line a distance of 229 feet to the point of beginning of the parcel herein described; thence continue East along said base line a distance of 15 feet; thence South, parallel with the West line of said NE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 3, Township 24, Range 13 East a distance of 120 feet, more or less, to the Northwest right of way line of the Southern Railroad; thence Southwesterly along said Northwest line of said Southern Railroad a distance of 15 feet, more or less, to the Southeast corner of a parcel heretofore conveyed to Daniel Glass, as shown by deed recorded in Deed Book 286 at page 644, Office of Judge of Probate of Shelby County, Alabama; thence run North, parallel with the West line of said quarter-quarter section and along the East line of said property heretofore conveyed to Daniel Glass, a distance of 122 feet, more or less, to the point of beginning.

Real Estate Sales Validation Form

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

Grantor's Name John Eiland
Mailing Address 156 Co. Rd. 830
Clanton AL 35045

Grantee's Name Ramona Glass
Mailing Address 333 Hawthorn Dr.
Calera AL 35040

Property Address no address assigned

Date of Sale 4/20/15
Total Purchase Price \$ 10,000

or
Actual Value \$

or
Assessor's Market Value \$



20151007000351880 3/3 \$30.00
Shelby Cnty Judge of Probate, AL
10/07/2015 10:37:28 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

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 10/7/15

☐ Unattested

(verified by)

Print

Ramona Glass

Sign

Ramona Glass

(Grantor/Grantee/Owner/Agent) circle one