

This Instrument was Prepared by:

Send Tax Notice To: Jerry A. Hocutt

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: MV-15-22444

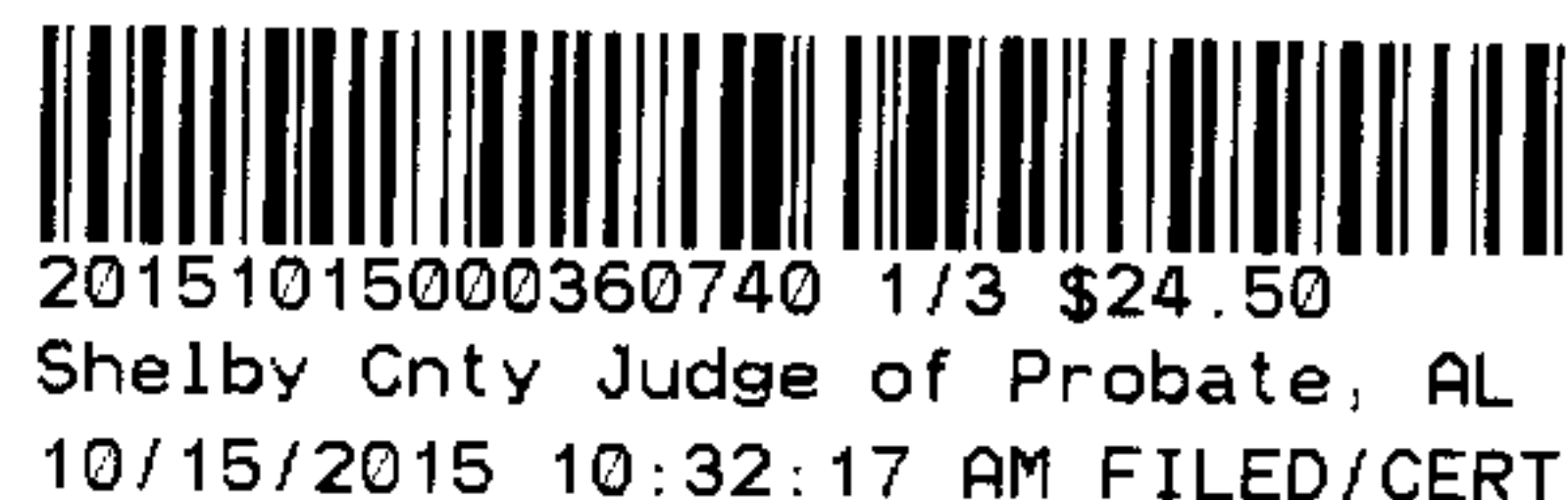
1895 Hwy 61
Columbiana, AL 35051

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 **Two Hundred Twenty Nine Thousand Nine Hundred Dollars and No Cents (\$229,900.00)**, 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, **Judy Knotts**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Jerry A. Hocutt and Paula P. Hocutt**, (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.

\$225,735.00 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 13th day of October, 2015.




Judy Knotts

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 Judy Knotts, 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 13th day of October, 2015.



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

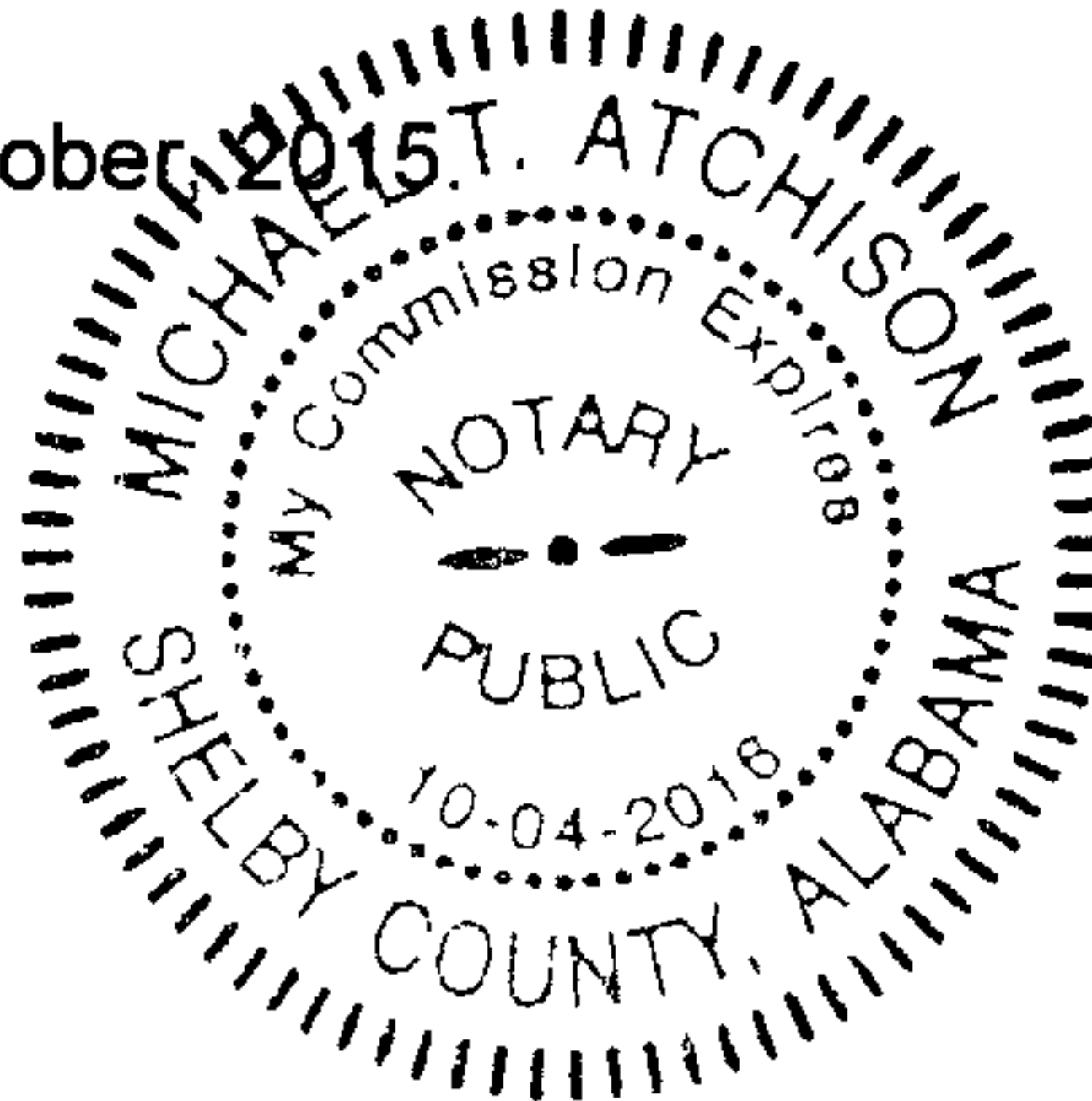


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East; thence run North along the West line of said 1/4-1/4 for 119.56 feet to the Point of Beginning; thence 90 degrees 00 minutes right run Easterly for 231.29 feet; thence 90 degrees 00 minutes left run Northerly for 466.70 feet; thence 90 degrees 00 minutes left run Westerly for 466.70 feet; thence 90 degrees 00 minutes left run Southerly for 466.7 feet; thence 90 degrees 00 minutes left run Easterly for 235.41 feet to the Point of Beginning.

ALSO, a 20-foot easement for egress and ingress, the centerline of which is described as follows: Commence at the SW corner of the SE 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East; thence run East along the South line thereof for 1015.26 feet to the Westerly R/W of Shelby County Highway #61; thence 67 degrees 45 minutes 42 seconds left run Northeasterly along said R.W. for 10.8 feet to the Point of Beginning; thence 112 degrees 14 minutes 18 seconds left run West and parallel to the South line of said 1/4-1/4 for 1075.52 feet to a curve to the right (having a central angle of 111 degrees 07 minutes 12 seconds and a radius of 79.77 feet); thence run along said curve 154.71 feet to the Point of Ending.

Said property being situated in part of the SE 1/4 of the NW 1/4 and a part of the E 1/2 of the SW 1/4 of the NW 1/4 of Section 5, Township 22 South, Range 1 East.



20151015000360740 2/3 \$24.50
Shelby Cnty Judge of Probate, AL
10/15/2015 10:32:17 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 Judy Knotts
Mailing Address 1895 Hwy 61
Columbian, AL 35051

Grantee's Name Jerry A. Hocutt
Mailing Address 1895 Hwy 61
Columbiana AL 35051

Property Address 1895 Highway 61
Columbiana, AL 35051

Date of Sale October 13, 2015
Total Purchase Price \$229,900.00

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)

xx Bill of Sale
xx Sales Contract
xx 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 October 12, 2015

Print Judy Knotts

Unattested

AC
(verified by)

Sign Jerry A. Hocutt
(Grantor/Grantee/Owner/Agent) circle one



20151015000360740 3/3 \$24.50
Shelby Cnty Judge of Probate, AL
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Form RT-1