

This Instrument was Prepared by:
Shannon E. Price, Esq.
P.O. Box 19144
Birmingham, AL 35219

Send Tax Notice To: Mark C. Rogers
Rachel H. Rogers
121 Stevens Hill Circle
Hoover, AL 35244

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

} Know All Men by These Presents:

Shelby County

That in consideration of the sum of **Ten Thousand Dollars and No Cents (\$10,000.00)**, the amount of **which can be verified in the Sales Contract between the parties hereto**, to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, **William Andrew Estill and Kimberly Alexander Estill, husband and wife, whose mailing address is 113 Stevens Hill Circle, Hoover, AL 35244** (herein referred to as Grantors), do grant, bargain, sell and convey unto **Mark C. Rogers and Rachel H. Rogers, whose mailing address is 121 Stevens Hill Circle, Hoover, AL 35244** (herein referred to as Grantees), for and during their joint lives as tenants and upon the death of either of them then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby, County, Alabama, **the address of which is Part of - Lot 41 Stevens Hill Circle, Hoover, AL 35244**; to wit;

THE SOUTHWESTERN HALF OF LOT 41 OF AMENDED PLAT BROOKHAVEN SECTOR 3 AS RECORDED IN MAP BOOK 11 PAGE 118 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A REBAR CAPPED RSE AT THE SE CORNER OF LOT 41 OF AMENDED PLAT BROOKHAVEN SECTOR 3 AS RECORDED IN MAP BOOK 11 PAGE 118 IN THE OFFICE OF THE JUDGE OF PROBATE IN SHELBY COUNTY, ALABAMA, SAID POINT ALSO BEING A POINT ON THE NORTHWESTERN RIGHT-OF-WAY OF STEVENS HILL CIRCLE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY AND THE SOUTHEASTERN LINE OF LOT 41 FOR A DISTANCE OF 47.04 FEET TO A REBAR CAPPED EDG, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 2.63 FEET TO A REBAR CAPPED EDG AT A POINT OF CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 8°44'25" AND A RADIUS OF 264.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY A DISTANCE OF 40.33 FEET TO A REBAR CAPPED EDG AT THE SW CORNER OF LOT 41; THENCE TURN LEFT AN INTERIOR ANGLE OF 94°12'39" LEAVING SAID RIGHT-OF-WAY AND RUN NORTHWESTERLY ALONG THE SOUTHWESTERN LINE OF LOT 41 A DISTANCE OF 217.77 FEET TO THE NW CORNER OF LOT 41, SAID POINT BEING ON THE CENTERLINE OF ACTON CREEK; THENCE TURN LEFT AN INTERIOR ANGLE OF 74°15'40" AND RUN NORTHEASTERLY ALONG THE NORTHWESTERN LINE OF LOT 41 AND THE CENTERLINE OF ACTON CREEK A DISTANCE OF 61.34 FEET TO A POINT; THENCE TURN LEFT AN INTERIOR ANGLE OF 101°11'30" LEAVING THE CENTERLINE OF ACTON CREEK AND RUN SOUTHEASTERLY A DISTANCE OF 205.12 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 10,805 SQUARE FEET, MORE OR LESS.

Property may be subject to all covenants restrictions, regulations, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

Subject to:

All taxes for the year 2016 and subsequent years, not yet due and payable.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting title that would be disclosed by an accurate and complete survey of the land.

Rights or claims of parties in possession not shown by the public records.

Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records.

Such state of facts as shown on subdivision plat recorded in Plat Book 11, Page 118.

Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records .

35' building line as shown on recorded Map Book 11, Page 118.

Subject to Covenants, conditions and restrictions (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as set forth in the document recorded in Book 146, Page 573 in the Probate Office of Shelby County, Alabama.



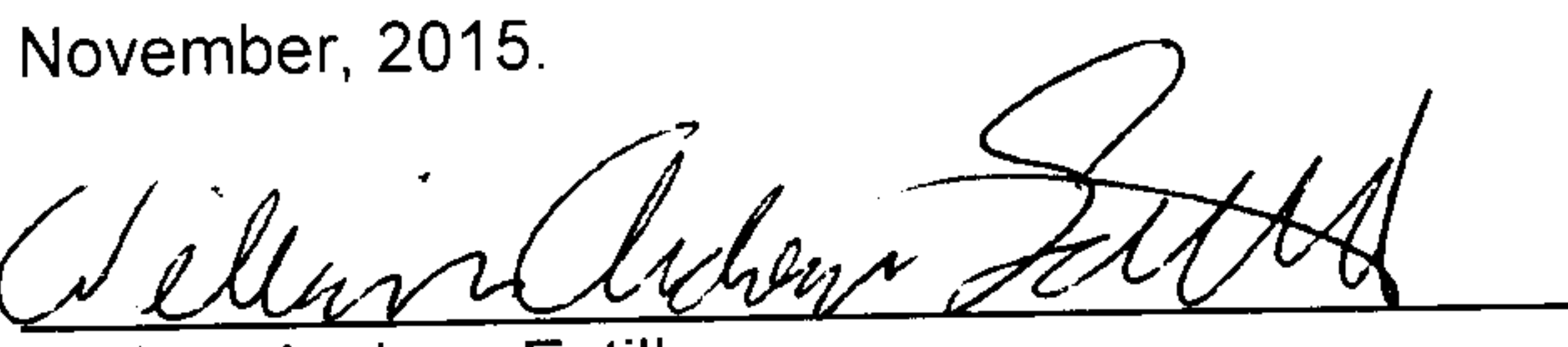
Shelby County, AL 11/05/2015
State of Alabama
Deed Tax: \$10.00

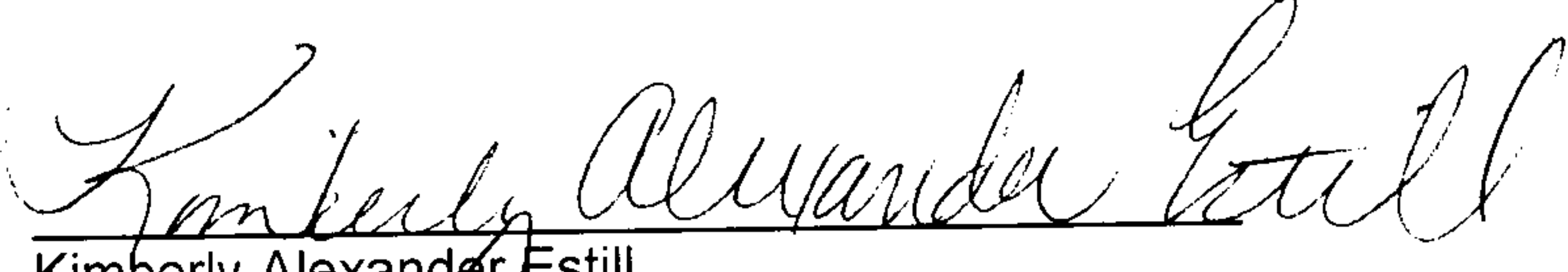


TO HAVE AND TO HOLD, Unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of parties to this conveyance, that (unless the joint tenancy hereby created is served or terminated during the joint lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

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 persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of November, 2015.


William Andrew Estill


Kimberly Alexander Estill

State of Alabama

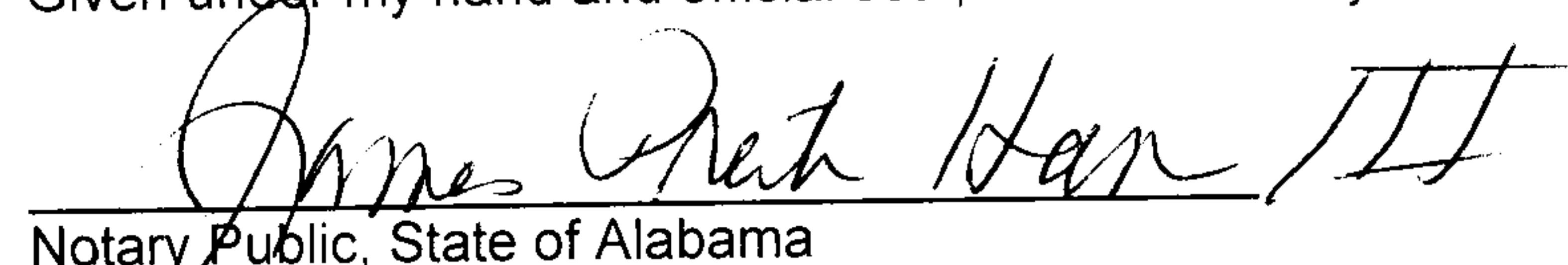
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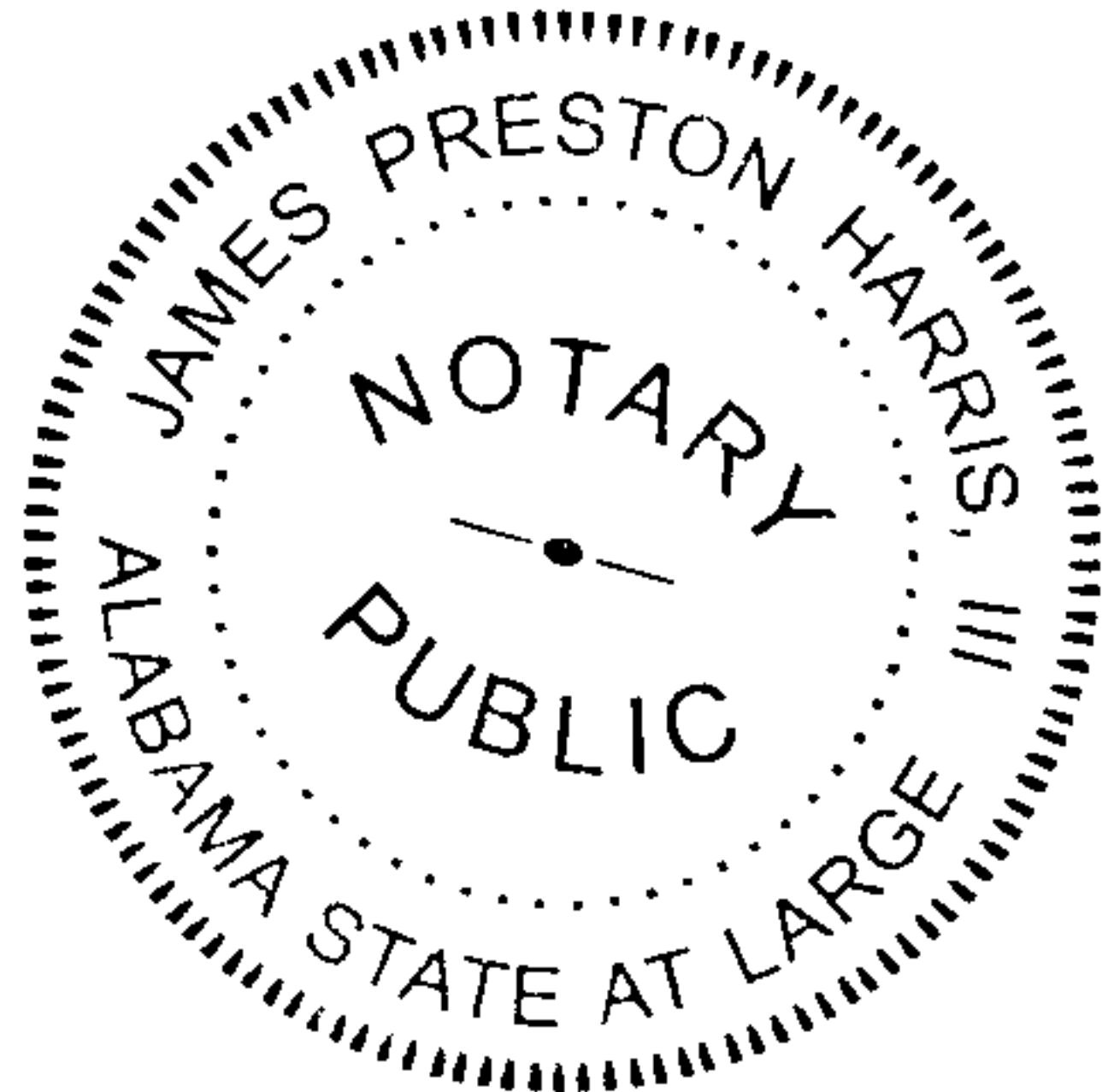
General Acknowledgment

Jefferson County

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that William Andrew Estill and Kimberly Alexander Estill, husband and wife whose names 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of November, 2015.


Notary Public, State of Alabama
the undersigned authority
Printed Name of Notary
My Commission Expires: 3/21/2018




20151105000385250 2/3 \$30.00
Shelby Cnty Judge of Probate, AL
11/05/2015 11:07:03 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 William Andrew Estill
Kimberly Alexander Estill
Mailing Address 113 Stevens Hill Circle
Hoover, AL 35244

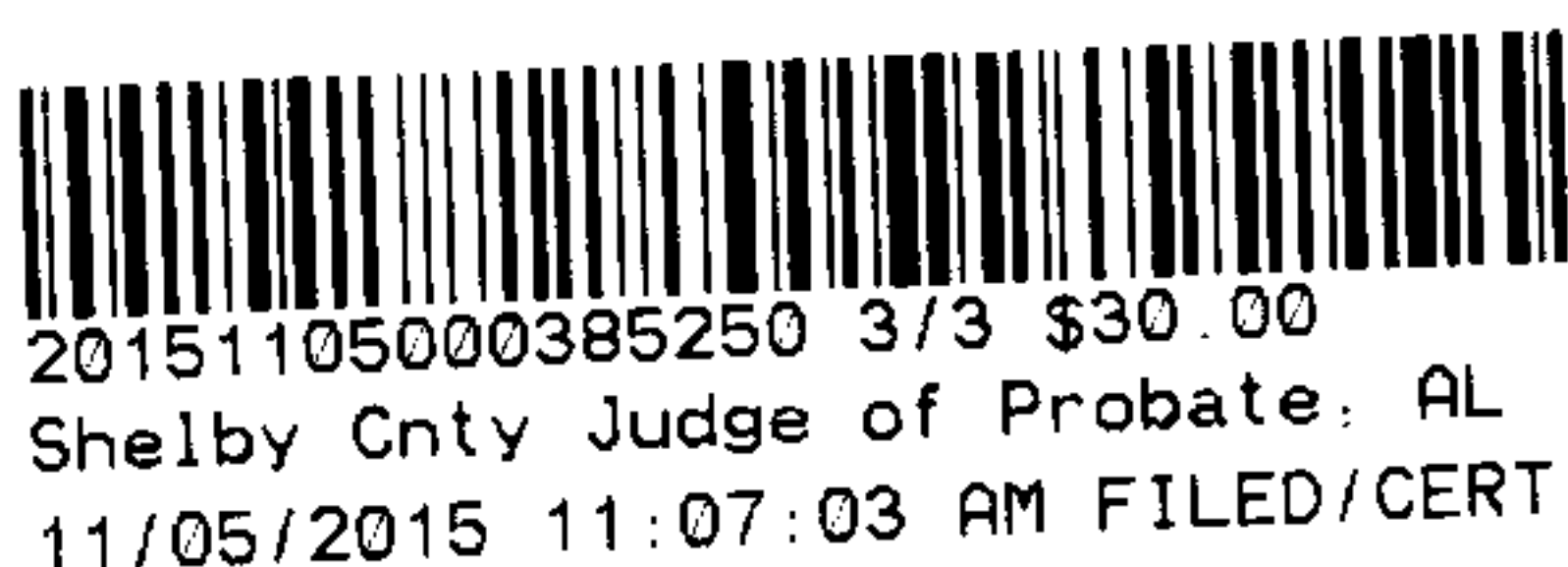
Property Address Part of - Lot 41 Stevens Hill Circle
Hoover, AL 35244

Grantee's Name Mark C. Rogers
Rachel H. Rogers
Mailing Address 121 Stevens Hill Circle
Hoover, AL 35244

Date of Sale November 02, 2015
Total Purchase Price \$10,000.00

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
☒ 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 November 01, 2015

Unattested

JP

(verified by)

Print William Andrew Estill

Sign

William Andrew Estill
(Grantor/Grantee/Owner/Agent) circle one