

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-22255

Send Tax Notice To: Dustin Lane Bunn
Virginia Nicole Bunn

60 Sunny N. 11 Rd
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 **One Hundred Fifteen Thousand Dollars and No Cents (\$115,000.00)**, 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, **Torie Rinehart**, a Single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Dustin Lane Bunn and Virginia Nicole Bunn**, (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 grantor herein.


\$115,000.00 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 2nd day of November, 2015.

Torie Rinehart
Torie Rinehart


20151105000386130 1/3 \$21.00
Shelby Cnty Judge of Probate, AL
11/05/2015 02:08:32 PM FILED/CERT

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 Torie Rinehart, 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 2nd day of November, 2015.

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

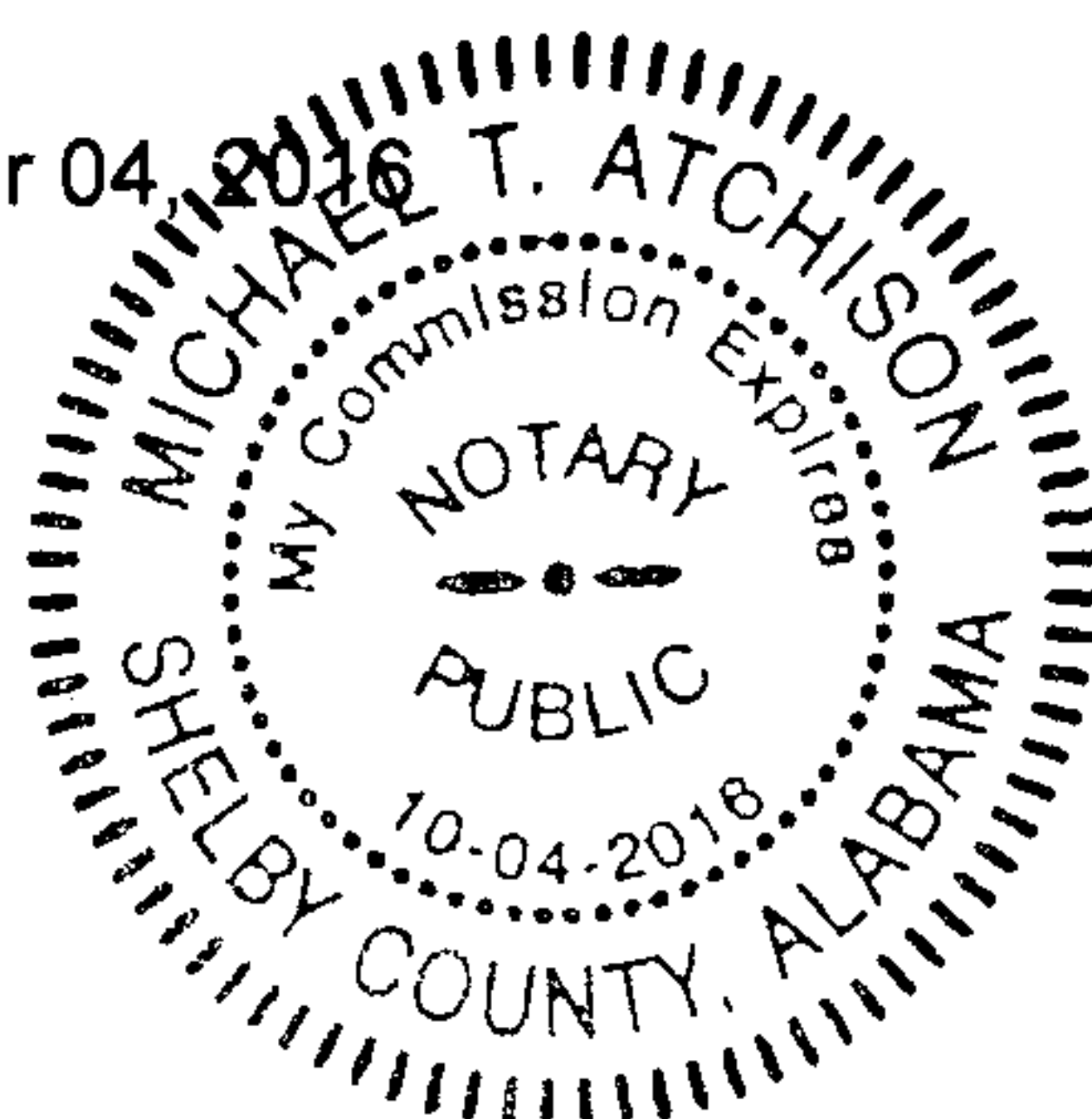


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

A parcel of land located in the Southwest 1/4 of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama. Commence at the Southwest corner of said Section 5 and run Easterly along the South line of said section 861.65 feet to the Northwestern right of way of County Highway #61; thence left 48 degrees 56 minutes 40 seconds to the tangent of a curve to the left having a central angle of 10 degrees 10 minutes 30 seconds and a radius of 1869.86 feet and run Northeasterly along arc of said curve 332.07 feet; thence left 5 degrees 05 minutes 15 seconds and run Northeasterly along said right of way 64.91 feet; thence left 90 degrees 53 minutes 13 seconds and run Northwesternly leaving said right of way and run along the Northeast boundary of a 30' easement 210.00 feet to the POINT OF BEGINNING; thence continue last course Northwesternly along Northeast boundary of said 30' easement 210.85 feet; thence right 61 degrees 54 minutes 48 seconds and run Northerly 495.89 feet; thence right 118 degrees 22 minutes 01 second and run Southeasterly 210.07 feet; thence right 90 degrees 36 minutes 07 seconds and run Southwesterly 183.90 feet; thence left 91 degrees 09 minutes 29 seconds and run Southeasterly 240.61 feet; thence right 91 degrees 04 minutes 20 seconds and run Southwesterly 253.77 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated July 12, 2001.

ALSO: A 30' easement located in the SW 1/4 of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama. Commence at the SW corner of said Section 5 and run easterly along the South line of said Section 861.65 feet to the northwesterly right of way of County Highway 61; thence left 48 degrees 56 minutes 40 seconds to the tangent of a curve to the left having a central angle of 10 degrees 10 minutes 30 seconds and a radius of 1869.86 feet and run northeasterly along arc of said curve 332.07 feet; thence left 5 degrees 05 minutes 15 seconds and run northeasterly along said right of way 64.91 feet to the POINT OF BEGINNING of the northeasterly line of a 30' easement lying 30 feet south of and parallel to described line; thence left 90 degrees 53 minutes 13 seconds and run northwesterly leaving said right of way 420.85 feet to the END of said easement.



20151105000386130 2/3 \$21.00
Shelby Cnty Judge of Probate, AL
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Real Estate Sales Validation Form

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

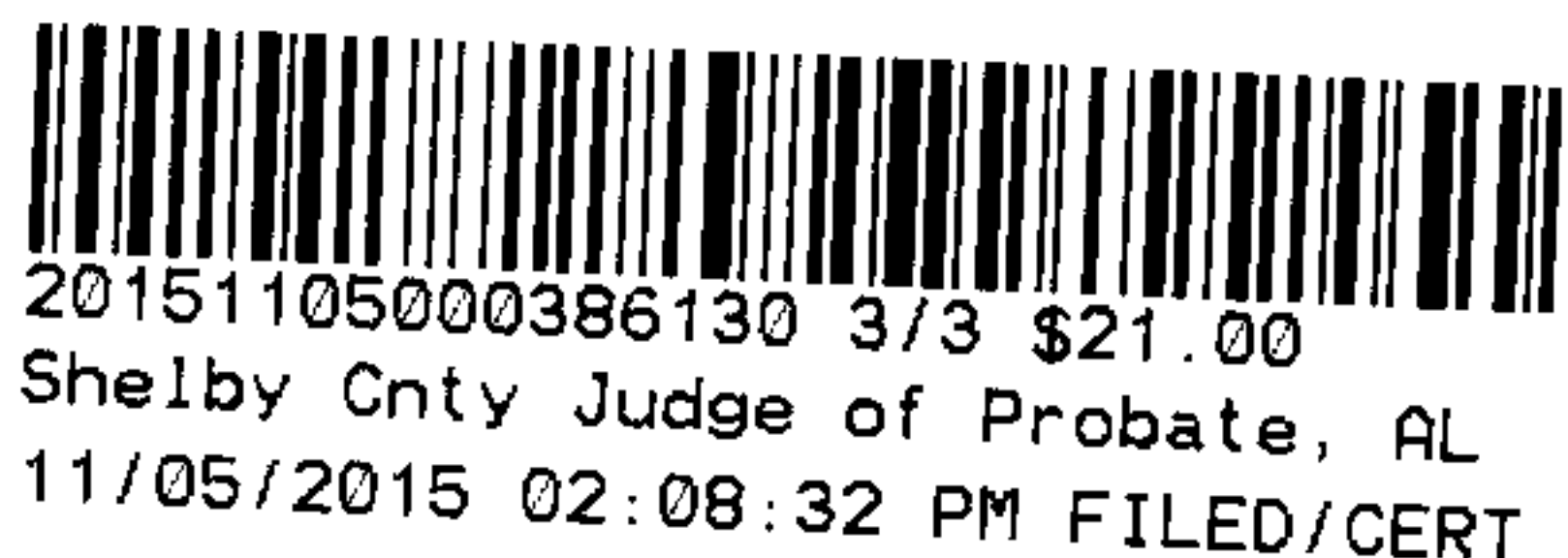
Grantor's Name Torie Rinehart
Mailing Address 60 Sunny Hill Road
Columbiana, AL 35051
Property Address 60 Sunny Hill Road
Columbiana, AL 35051

Grantee's Name Dustin Lane Bunn
Virginia Nicole Bunn
Mailing Address 60 Sunny Hill Rd
Columbiana, AL 35051

Date of Sale November 02, 2015
Total Purchase Price \$115,000.00

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)

<input checked="" type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> Closing Statement	

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 02, 2015

Print Torie Rinehart

Sign Torie Rinehart
(Grantor/Grantee/Owner/Agent) circle one

Unattested
(verified by)