


This Instrument was Prepared by:

Send Tax Notice To: Ricky Edward Taylor

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

  
20151125000406800 1/3 \$21.00  
Shelby Cnty Judge of Probate: AL  
11/25/2015 12:06:40 PM FILED/CERT

Melissa Ann Dunn Taylor  
780 Old Deer Creek Rd  
Stemff AL 35147

File No.: MV-15-22556

## 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 **Seventeen Thousand Six Hundred Dollars and No Cents (\$17,600.00)**, 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, **Raymond Misso**, A Married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Ricky Edward Taylor and Melissa Ann Dunn Taylor**, (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.**

**\$107,128.86** 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 24th day of November, 2015.

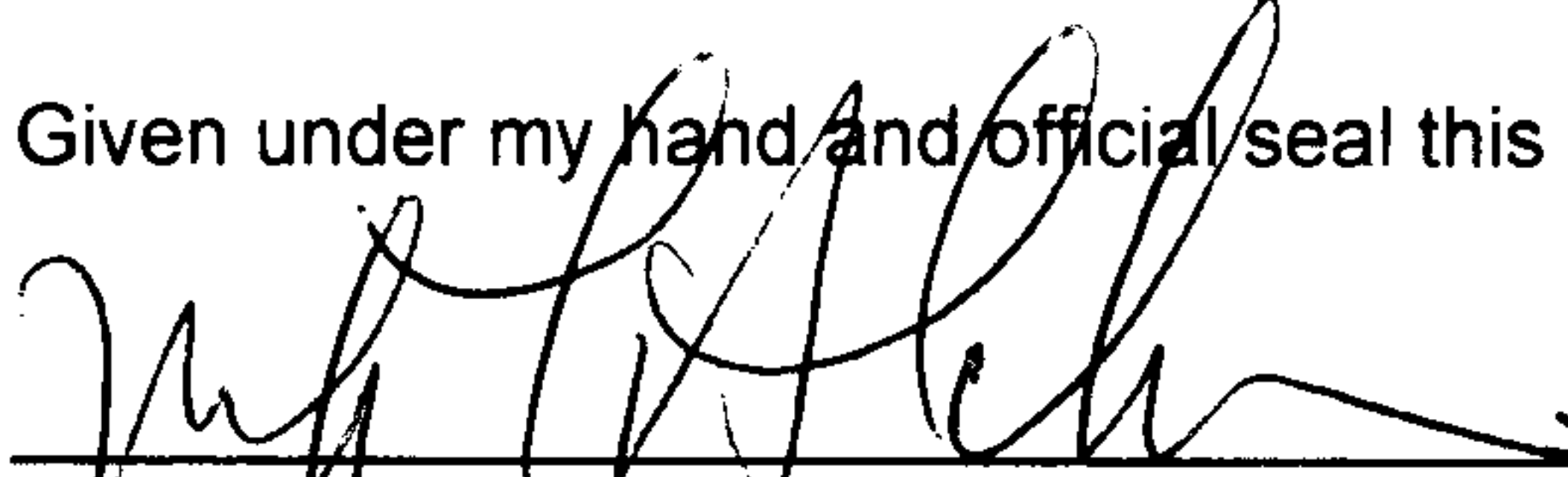
  
\_\_\_\_\_  
Raymond Misso

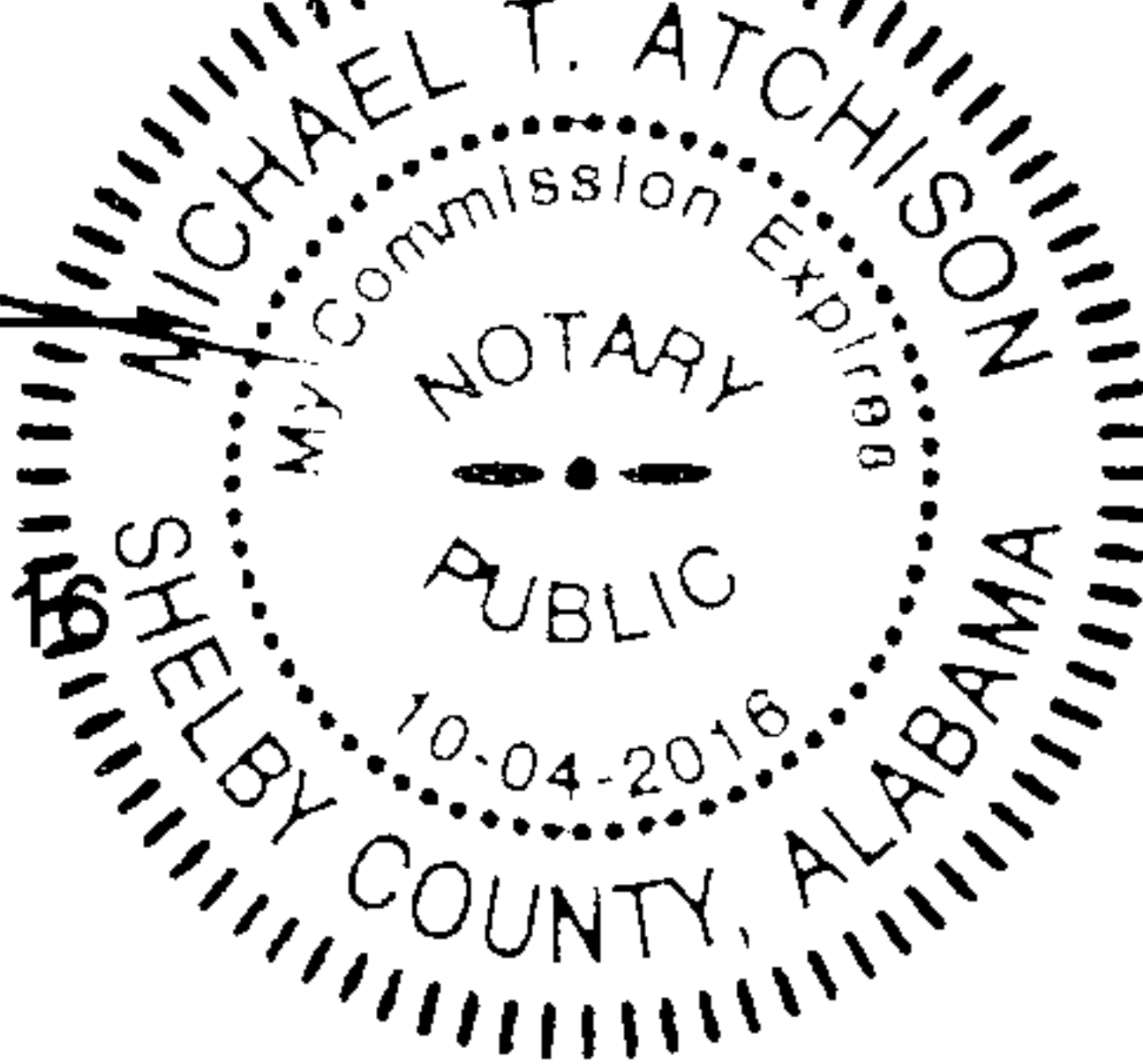
State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Raymond Misso, 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 24th day of November, 2015.

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



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



20151125000406800 2/3 \$21.00  
Shelby Cnty Judge of Probate, AL  
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Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 22, Township 18 South, Range 1 East for the POINT OF BEGINNING; thence run East along the South boundary line of said quarter-quarter section for 162.0 feet; thence turn an angle of 88 degrees 57 minutes 09 seconds to the left and run a distance of 357.84 feet to the South right of way line of Old Deer Creek Road; thence turn an angle of 64 degrees 23 minutes 00 seconds to the left and run along said road for a distance of 130.70 feet; thence turn an angle of 16 degrees 57 minutes 00 seconds to the left and run along said road for a distance of 45.45 feet to the West boundary line of said quarter-quarter section; thence turn an angle of 98 degrees 33 minutes 02 seconds to the left and run South along said West boundary line for a distance of 423.68 feet to the POINT OF BEGINNING.

According to the survey by Larry W. Carver, al. Reg. No. 15454, dated February 12, 2000.  
Being the same property described in Inst. No. 20130913000373240 - LESS AND EXCEPT property described in Inst. No. 20140711000210510.

**Real Estate Sales Validation Form**

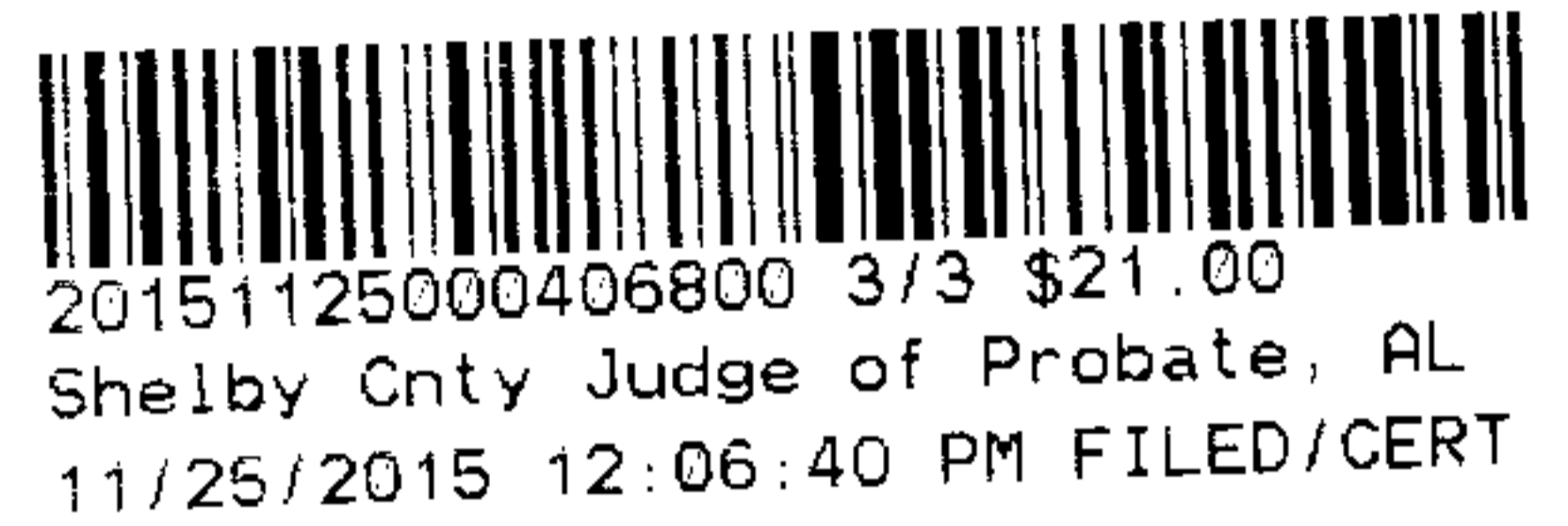
*This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1*

Grantor's Name Raymond Misso  
Mailing Address 780 Old Deer Creek Road  
Sterrett, AL 35147  
Property Address 780 Old Deer Creek Road  
Sterrett, AL 35147

Grantee's Name Ricky Edward Taylor  
Melissa Ann Dunn Taylor  
Mailing Address 780 Old Deer Creek Rd  
Sterrett AL 35147  
Date of Sale November 24, 2015  
Total Purchase Price \$17,600.00  
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 23, 2015

Print Raymond Misso

Unattested  
\_\_\_\_\_  
(verified by)

Sign \_\_\_\_\_  
(Grantor/Grantee/Owner/Agent) circle one