

This Instrument was Prepared by:

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

File No.: S-15-22584

Send Tax Notice To: Louis Thomas
Tammy Thomas

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 **Eighteen Thousand Dollars and No Cents (\$18,000.00)**, 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, **Carolyn J. Brantley**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Louis Thomas and Tammy Thomas**, (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.

\$0.00 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 persons.

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

Carolyn J. Brantley
Carolyn J. Brantley

2015120300412850 1/3 \$38.00
Shelby Cnty Judge of Probate, AL
12/03/2015 10:24:06 AM FILED/CERT

Shelby County, AL 12/03/2015
State of Alabama
Deed Tax:\$18.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Carolyn J. Brantley, 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 December, 2015.

April Clark
Notary Public, State of Alabama

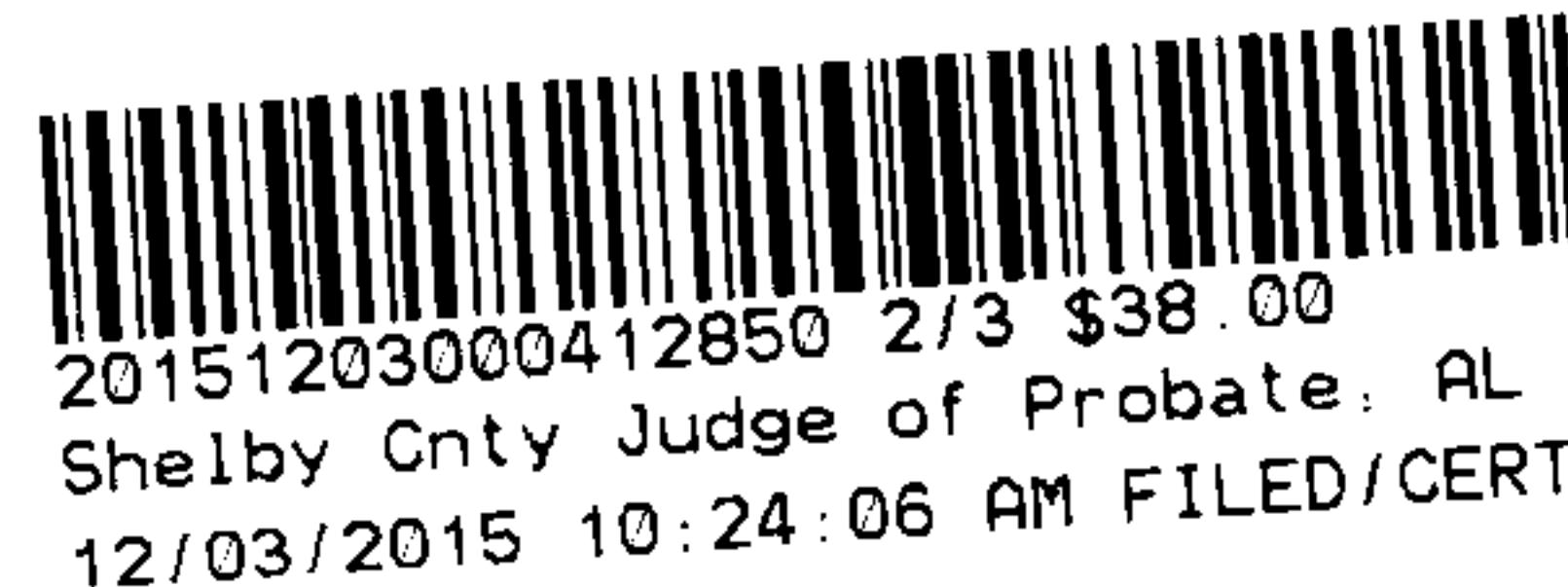
My Commission Expires: October 04, 2016
19-2017



EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SE 1/4 of the SW 1/4 of Section 8, Township 21 South, Range 3 West, Shelby County, Alabama; thence North 90 degrees 00 minutes 00 seconds East, a distance of 465.29 feet to the POINT OF BEGINNING; thence South 89 degrees 52 minutes 35 seconds East, a distance of 137.06 feet; thence South 00 degrees 40 minutes 00 seconds East, a distance of 632.41 feet to the northerly R.O.W. line of Shelby County Highway 270, said point being the beginning of a non-tangent curve to the right, having a radius of 635.00 a central angle of 07 degrees 09 minutes 26 seconds and subtended by a chord which bears North 67 degrees 24 minutes 13 seconds West, and a chord distance of 79.27 feet; thence along the arc of said curve and said R.O.W. line, a distance of 79.32 feet; thence North 64 degrees 12 minutes 50 seconds West and along said R.O.W. line a distance of 106.04 feet; thence North 02 degrees 29 minutes 50 seconds East and leaving said R.O.W. line, a distance of 556.60 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, dated November 16, 2015.



Real Estate Sales Validation Form

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

Grantor's Name Carolyn J. Brantley

Mailing Address

Property Address 850 Highway 270
Montevallo, AL 35115
Maylene Ac 35114

Grantee's Name Louis Thomas
Tammy Thomas

Mailing Address

5844 Old Kendrick Rd
Helena, AL 35080

Date of Sale December 02, 2015

Total Purchase Price \$18,000.00

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 Appraisal
 Sales Contract Other
 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 December 01, 2015

Print Carolyn J. Brantley

Unattested

AC
(verified by)

Sign

Carolyn J. Brantley
(Grantor/Grantee/Owner/Agent) circle one



20151203000412850 3/3 \$38.00
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