

This Instrument was Prepared by:

Send Tax Notice To:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-15-22581

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 **Five Thousand Dollars and No Cents (\$5,000.00)**, 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, **Lesa Honeycutt**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto George A. Ramey and Linda C. Ramey (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 person.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this the 24th day of November, 2015.

Lesa Honeycutt
Lesa Honeycutt

20151216000429050 1/3 \$25.00
Shelby Cnty Judge of Probate, AL
12/16/2015 10:42:10 AM FILED/CERT

Shelby County, AL 12/16/2015
State of Alabama
Deed Tax:\$5.00

State of Alabama

County of Shelby

I, April Clark, a Notary Public in and for the said County in said State, hereby certify that Lesa Honeycutt, 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.

April Clark
Notary Public, State of Alabama

My Commission Expires: 1-9-2017

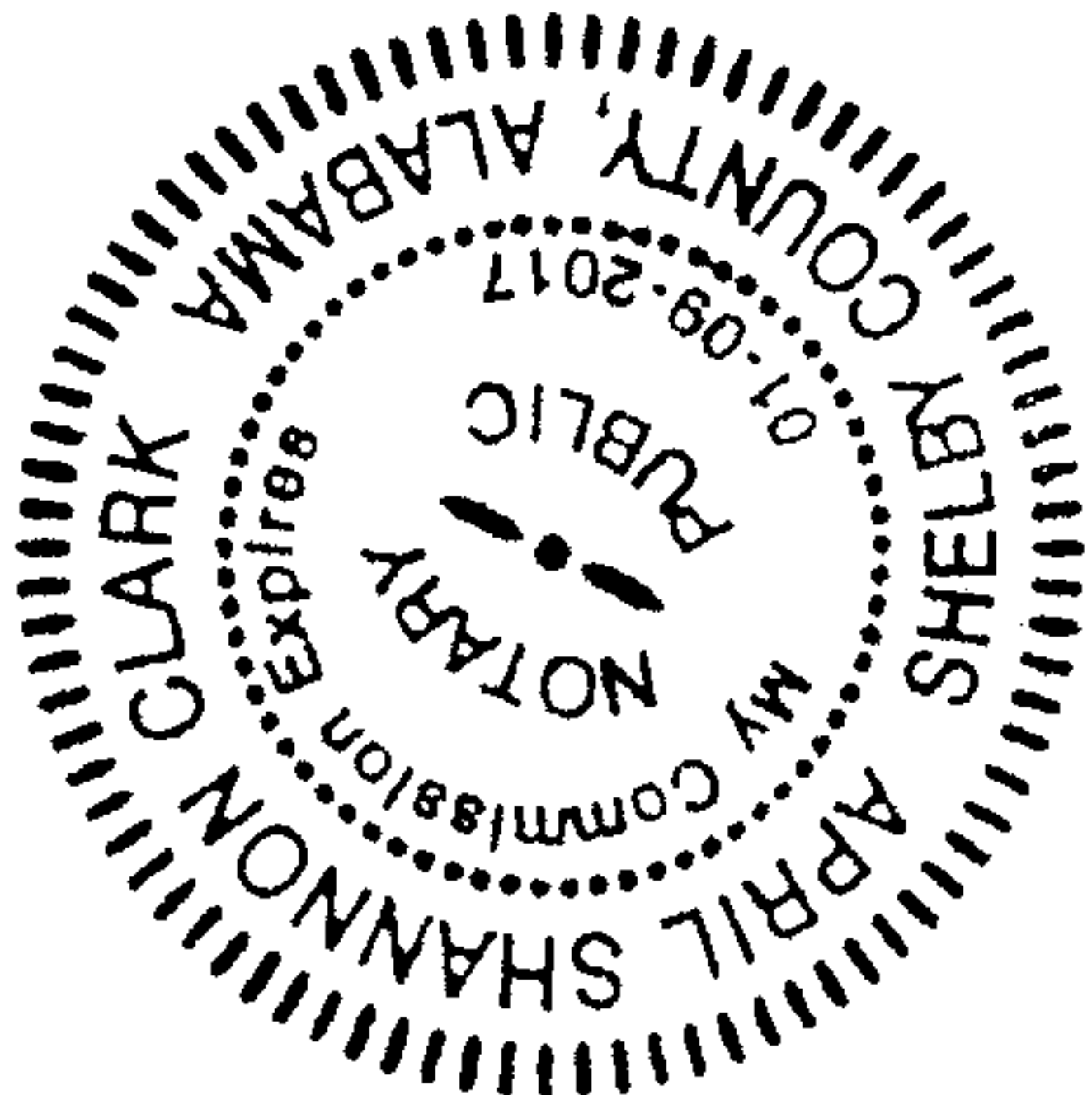


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the SE corner of the NW 1/4 of the SW 1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama; thence North 00 degrees 44 minutes 56 seconds West, a distance of 200.00 feet; thence North 72 degrees 12 minutes 25 seconds West, a distance of 465.46 feet to the POINT OF BEGINNING; thence continue along the last described course, a distance of 25.00 feet; thence South 24 degrees 22 minutes 03 seconds West, a distance of 123.75 feet; thence North 72 degrees 04 minutes 00 seconds West, a distance of 172.86 feet; thence South 24 degrees 05 minutes 49 seconds West, a distance of 62.00 feet; thence South 72 degrees 04 minutes 00 seconds East, a distance of 131.35 feet; thence North 89 degrees 20 minutes 21 seconds East, a distance of 72.61 feet; thence North 24 degrees 22 minutes 03 seconds East, a distance of 162.54 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.

Grantor herein reserves Timber rights (ownership) to any an all living trees that are located on the herein described property for a period of 5 (five) years subject to the following terms and conditions:

This reservation will become null and void 5 years from December 1, 2015. Or if 1 or more of the following should occur prior to the 5 year date of December 1, 2020.

1. If the death of the Grantor should occur.
2. If Grantor is able to harvest all the trees off of the property for her own use / purpose before December 1, 2020.
3. Should Grantor sell or permanently vacate the remaining property prior to the 5 year date.

The only exception to the above reservation is the 2 large oak trees located directly in front of the Ramey's house and growing close to the new property line indicated on the survey line as "S 72' 4' 0" E 131.35.



20151216000429050 2/3 \$25.00
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 Lesa Honeycutt
Mailing Address _____

Grantee's Name George A. Ramey
Mailing Address _____

5124 Dunnivant Valley Ln
Birmingham AL 35242

5114 Dunnivant Valley Ln
B'ham AL 35242

Property Address _____
Dunnivant, AL

Date of Sale November 24, 2015
Total Purchase Price \$5,000.00

or

Actual Value _____

or

Assessor's Market Value _____



20151216000429050 3/3 \$25.00
Shelby Cnty Judge of Probate, AL
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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 December 14, 2015

Print Lesa Honeycutt

Unattested

(verified by)

Sign

Lesa Honeycutt
(Grantor/Grantee/Owner/Agent) circle one