

**Warranty Deed**  
*Jointly for Life with Remainder to Survivor*

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of *Two Hundred Ten Thousand Dollars (\$210,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Elizabeth Renae Castle and Michael K. Castle, wife and husband**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tony Webster and Courtney Webster**, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

**See Attached Exhibit "A" Legal Description**

**\$199,500.00 of the above consideration is being paid by a purchase money mortgage, which is filed 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/or 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 said grantees, his, her or 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 stated 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 grantee(s), his, her or 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 **18<sup>th</sup> day of December, 2015**.

*Elizabeth Renae Castle* (Seal)  
**Elizabeth Renae Castle**

*Michael K. Castle* (Seal)  
**Michael K. Castle**

STATE OF ALABAMA  
COUNTY OF SHELBY

I, *Bryan Gregg*, a Notary Public, in and for said County in said State, hereby certify that **Elizabeth Renae Castle and Michael K. Castle**, 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 this **18<sup>th</sup> day of December, 2015**.

*Bryan Gregg*  
Notary Public

My Commission Expires: *10-6-2019*



Send Tax Notice To & This Instrument Prepared By:  
Tony Webster  
5310 S. Shades Crest Road  
Bessemer, AL 35022

Shelby County, AL 01/05/2016  
State of Alabama  
Deed Tax: \$10.50



## Exhibit "A" Legal Description

### Parcel I:

A parcel of land situated in the Southwest Quarter of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama, being more particularly described as follows:


Commence at the Southwest corner of said Section 28, and run North along the West line of said Section for a distance of 382.94 feet to a point; thence turn an angle to the right of 58 degrees 52 minutes 00 seconds and run in a Northeasterly direction for a distance of 519.29 feet to the Southwest line of a 30 foot easement for ingress and egress; thence turn an angle to the right of 90 degrees 09 minutes 00 seconds and run in a Southeasterly direction along said 30 foot easement for a distance of 800.00 feet to a point on the Northwest right of way of South Shades Crest Road; thence turn an angle to the left of 90 degrees 01 minutes 00 seconds and run in a Northeasterly direction along said Northwest right of way line for a distance of 30.00 feet to a point; thence turn an angle to the left of 90 degrees 00 minutes 00 seconds and run in a Northwesterly direction along the Northeast line of said 30 foot easement for a distance of 253.67 feet to a point; thence turn an angle to the right of 89 degrees 20 minutes 11 seconds and run in a Northeasterly direction for a distance of 228.43 feet to a point; thence turn an angle to the right of 13 degrees 15 minutes 00 seconds and run in a Northeasterly direction for a distance of 175.04 feet to the point of beginning; thence continue along last stated course for a distance of 145.00 feet to an iron pin found; thence turn an angle to the right of 72 degrees 09 minutes 03 seconds and run in a Southeasterly direction for a distance of 198.37 feet to a iron pin found; thence turn an angle to the right of 113 degrees 18 minutes 33 seconds and run in a Southwesterly direction for a distance of 149.87 feet to an iron pin found; thence turn an angle to the right of 66 degrees 34 minutes 17 seconds and run in a Northwesterly direction for a distance of 183.51 feet to the point of beginning.

### Parcel II:

A part of the South Half of the Southwest Quarter of Section 28, Township 20 South, Range 4 West, more particularly described as follows:

Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West, Shelby County, Alabama; thence Northerly along the West line of said Section 28, 382.94 feet to a point; thence 58 degrees 52 minutes right 519.29 feet to a point; thence 90 degrees 01 minutes right 650.0 feet to a point, thence 86 degrees 25 minutes 38 seconds left, 180.30 feet to a point; thence 13 degrees 37 minutes 38 seconds right, 150.0 feet to a point; thence 9 degrees 13 minutes 30 seconds right, 137.48 feet to the point of beginning of the property being described; thence 8 degrees 20 minutes 30 seconds right 149.91 feet to a point; thence 66 degrees 30 minutes 30 seconds right 150.0 feet to a point on the North right of way line of South Shades Crest Road; thence 104 degrees 20 minutes 09 seconds right to tangent of a curve to the right having a central angle of 13 degrees 26 minutes 32 seconds and a radius of 413.10 feet, an arc distance of 98.10 feet to the point of tangency; thence continue along said tangent 51.90 feet to a point; thence 62 degrees 13 minutes 19 seconds right, 150.0 feet to the point of beginning.

Subject to all building set-back lines, covenants, conditions, easements, limitations, provisions, restrictions, reservations, and rights-of-way of record.

  
20160105000003620 2/3 \$30.50  
Shelby Cnty Judge of Probate, AL  
01/05/2016 11:17:41 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	Elizabeth Renae Castle and	Grantee's Name	Tony Webster and Courtney Webster
Mailing Address	Michael K. Castle, 5210 Click St.	Mailing Address	5310 S. Shades Crest Road
	Adamsville, AL 35005		Bessemer, AL 35022
	(Renae's Grandmother)		
Property Address	5310 S. Shades Crest Road	Date of Sale	December 18, 2015
	Bessemer, AL 35022	Total Purchase Price	\$ 210,000.00
		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 type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input checked="" 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 or 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	12-18-15	Print	Tony Webster
Unattested	Bryan Gregg	Sign	(Signature)
	(verified by)		(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1