

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

Sandy F. Johnson

Attorney at Law

3170 Highway 31 South

Pelham, Alabama 35124

20160205000037930

02/05/2016 11:38:22 AM

DEEDS 1/3

Send Tax Notice to: Randy Barefield and

(Name) Tammy Barefield

(Address) PO Box 284

Calera, AL 35040

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **One Dollar (\$1.00) and other good and valuable consideration** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I (we),

Grace Kendrick, an unmarried woman

(herein referred to as grantors) do grant, bargain, sell and convey unto

Randy Barefield and Tammy Barefield

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **SHELBY** County, Alabama to-wit:

BEGIN at the NW Corner of the SW 1/4 of the SW 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama, said point being the POINT OF BEGINNING; thence N88°20'29"E, a distance of 904.58'; thence N88°28'43"E, a distance of 449.92'; thence S12°41'55"E, a distance of 802.91' to the approximate centerline of Buxahatchee Creek; thence N78°54'47"W and along approximate centerline of creek, a distance of 431.74'; thence N83°58'20"W and along approximate centerline of creek, a distance of 413.41'; thence N89°56'03"W and along approximate centerline of creek, a distance of 706.85'; thence N01°02'18"E and leaving approximate centerline of said creek, a distance of 618.00' to the POINT OF BEGINNING.

Said Parcel containing 22.01 acres, more or less.

ALSO AND INCLUDING a 20' Ingress/Egress and Utility Easement, lying 10' either side of and parallel to the following described centerline:

Commence at the NW Corner of the SW 1/4 of the SW 1/4 of Section 10, Township 24 North, Range 14 East, Shelby County, Alabama; thence N88°20'29"E, a distance of 904.58'; thence N88°28'43"E, a distance of 449.92'; thence S12°41'55"E, a distance of 482.77' to the POINT OF BEGINNING OF SAID CENTERLINE; thence S88°39'14"E, a distance of 37.46'; thence N78°19'40"E, a distance of 33.61'; thence N62°38'20"E, a distance of 114.09'; thence N74°02'33"E, a distance of 40.81'; thence S84°27'51"E, a distance of 38.71'; thence S71°58'21"E, a distance of 49.52'; thence S87°03'31"E, a distance of 46.42'; thence N70°17'15"E, a distance of 51.48'; thence N78°09'25"E, a distance of 40.06'; thence N87°38'19"E, a distance of 68.18'; thence N77°47'01"E, a distance of 44.67' to an existing easement as recorded in instrument #1995-36775 and the POINT OF ENDING OF SAID CENTERLINE.

ALSO AND INCLUDING a 30' Private Access Easement to Hiawatha Road, as recorded in Instrument #1995-36775, in the Office of the Judge of Probate of Shelby County, Alabama.

NOTE:

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This Parcel shown and described herein may be subject to setbacks, Right-of-Ways, easements, zoning and restrictions that may be found in the Probate Office of said County.

Grace Kendrick is the surviving Grantee within that certain Deed recoded at Instrument #19790416000045760; Robert Kendrick having died on or about January 31, 1999.

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 for such survivor forever.

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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 5th day of February, 2016.

Grace Kendrick
Grace Kendrick

STATE OF Alabama)
COUNTY OF Shelby)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Grace Kendrick**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that being informed of the contents of the document, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 5th day of February, 2016.

Carlene R. Haddaway
Notary Public
My commission expires: _____

MY COMMISSION EXPIRES DECEMBER 10, 2017

Real Estate Sales Validation Form

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

Grantor's Name Grace Kendrick
Mailing Address PO Box 284
Calera, Alabama 35040

Grantee's Name Randy Barefield and
Mailing Address Tammy Barefield
PO Box 284
Calera, AL 35040

Property Address Acreage
20160205000037930 02/05/2016
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Date of Sale 2/5/2016
Total Purchase Price \$
or
Actual Value \$ 22,000.00
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 Assessed Value |
| ☐ 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 2/5/16

Print Sandy F. Johnson

Sign [Signature]

Unattested

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
02/05/2016 11:38:22 AM
\$42.00 CHERRY
20160205000037930

[Signature]