

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-22823

Send Tax Notice To: Angela Leigh McCall

AL

162 Hwy 433
Chelsea, AL 35043

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby


20160419000128090 1/3 \$23.50
Shelby Cnty Judge of Probate, AL
04/19/2016 11:38:13 AM FILED/CERT

That in consideration of the sum of **Two Hundred Thirty Four Thousand Dollars and No Cents (\$234,000.00)**, 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, **Joshua Paul Taylor and Amanda Taylor, as husband and wife**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Angela Leigh McCall and Joel C. McCall**, (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

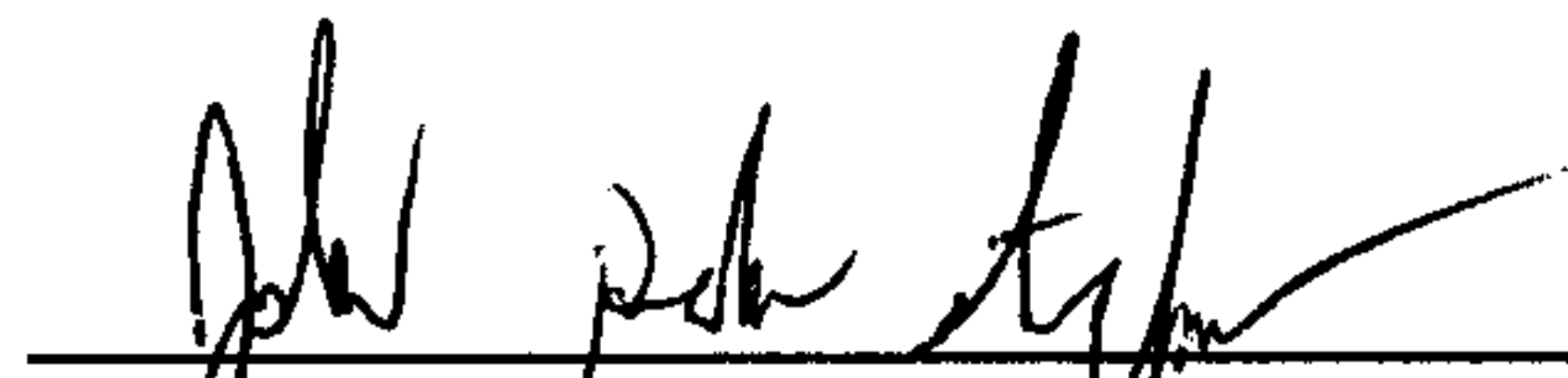
Property may be subject to all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$230,743.00 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 15th day of April, 2016.


Joshua Paul Taylor


Amanda Taylor

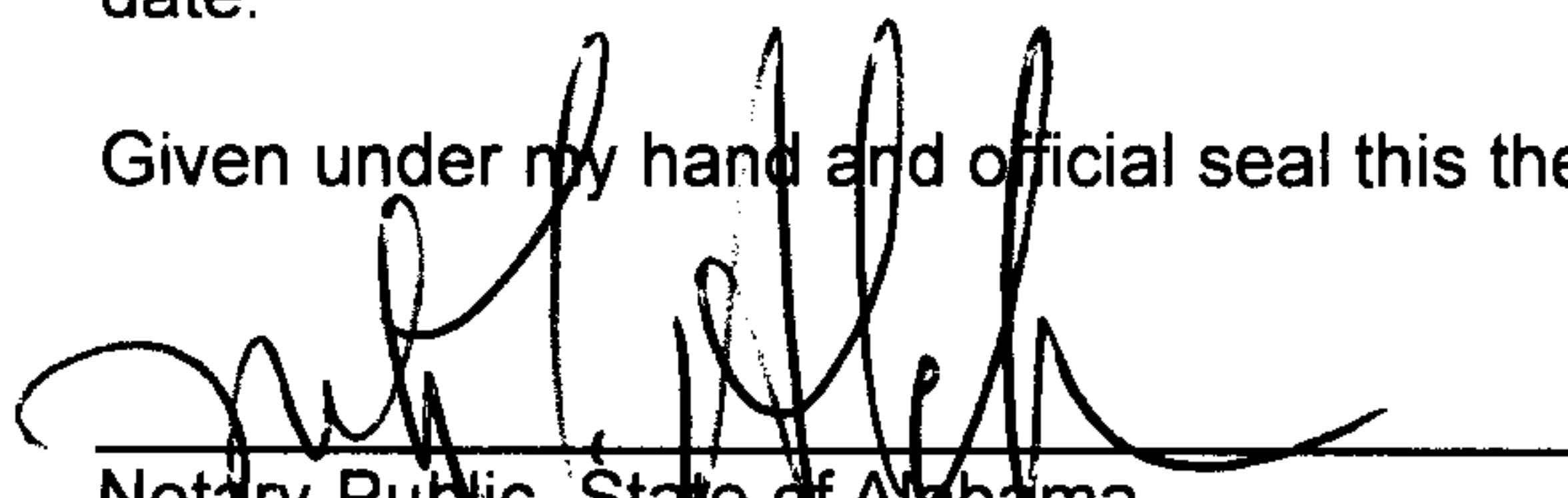
Shelby County, AL 04/19/2016
State of Alabama
Deed Tax: \$3.50

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 Joshua Paul Taylor and Amanda Taylor, as husband and wife, 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 15th day of April, 2016.


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

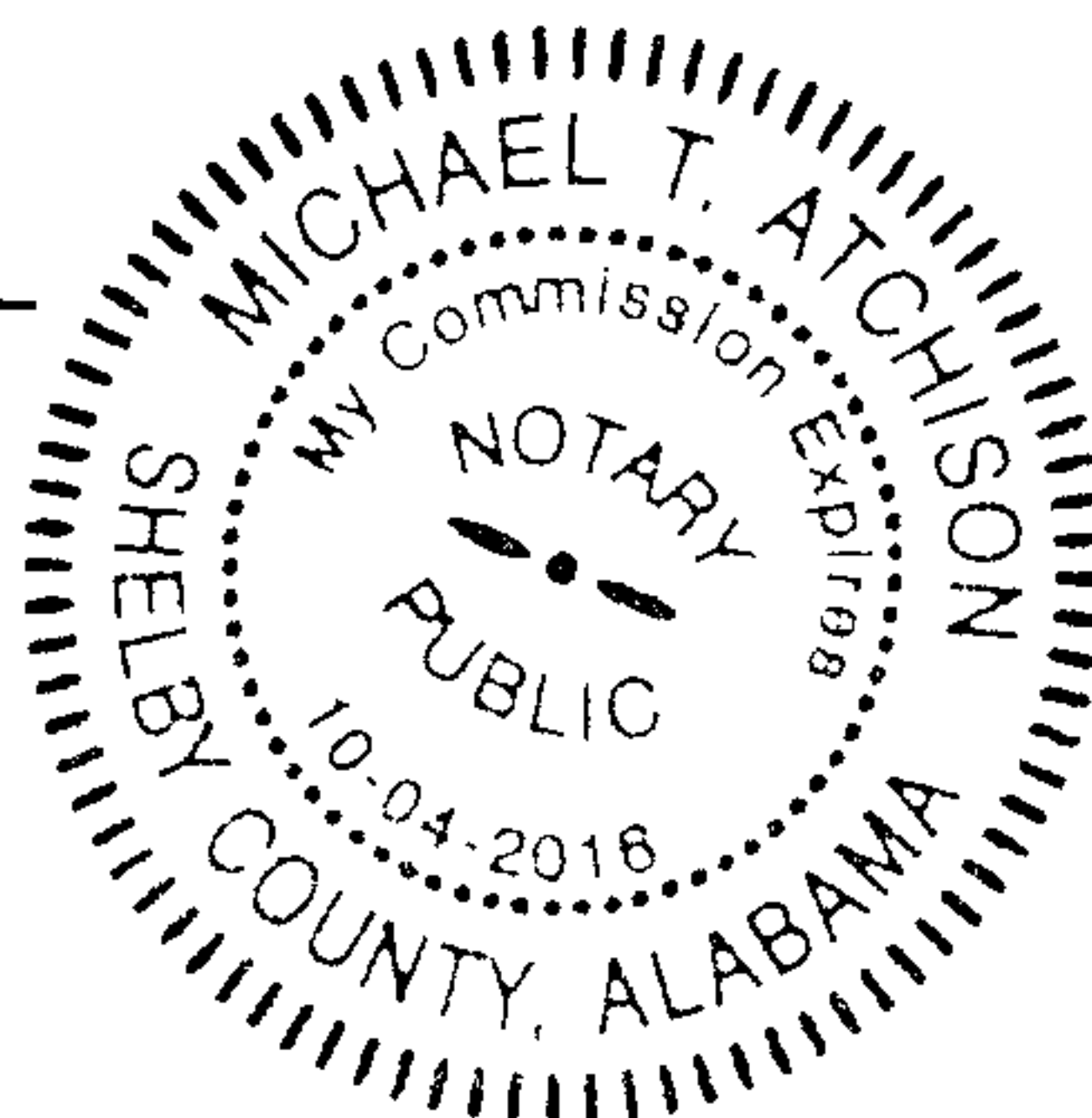
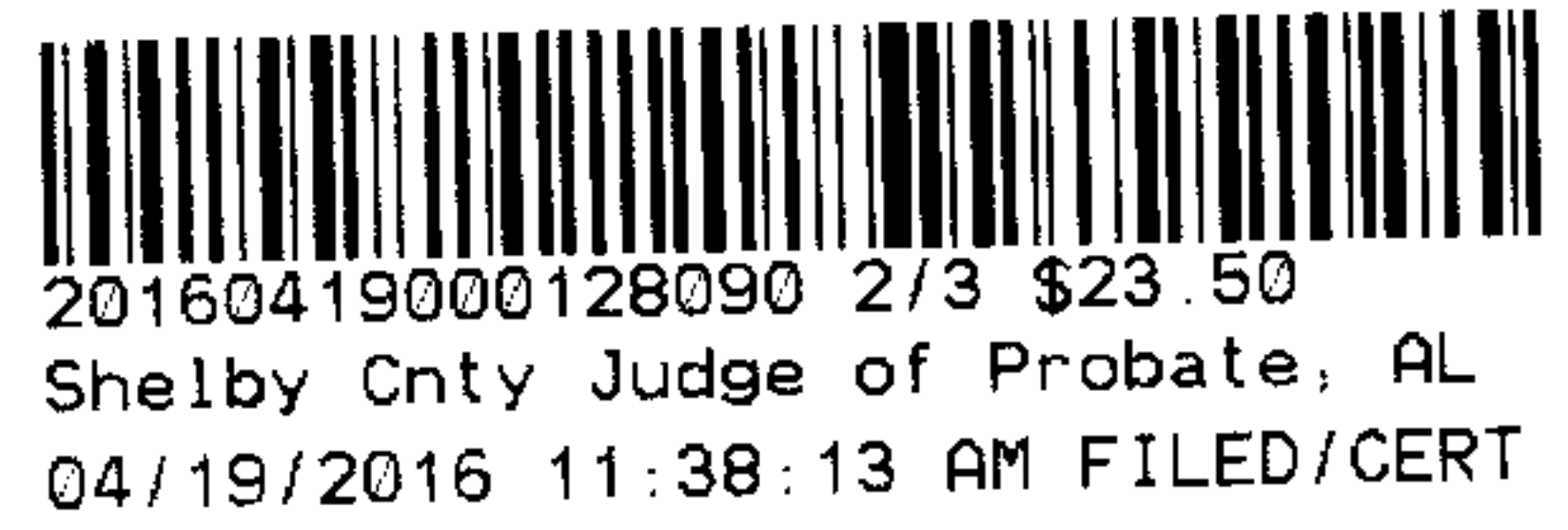


EXHIBIT "A"
LEGAL DESCRIPTION



PARCEL I:

A parcel of land lying in the Northwest Quarter of the Southwest Quarter of the Southeast Quarter of Section 26, Township 19 South, Range 1 West, Shelby County, Alabama and being more particularly described as follows:

Commence at an open top pipe found at the northeast corner of said Northwest Quarter of Southwest 1/4 of Southeast 1/4; thence South 00 degrees 00 minutes 00 seconds East along the East line of said Northwest Quarter a distance of 236.00 feet to an iron pin set being the POINT OF BEGINNING; thence continue along previously described course a distance of 506.25 feet to a rebar found; thence North 61 degrees 22 minutes 09 seconds West a distance of 737.27 feet to a rebar found on the southeasterly right of way line of Shelby County Highway 39; thence North 42 degrees 12 minutes 36 seconds East along said right of way line a distance of 51.04 feet to a rebar found; thence South 61 degrees 31 minutes 21 seconds East a distance of 443.41 feet to a rebar found; thence North 42 degrees 09 minutes 46 seconds East a distance of 50.49 feet to a capped rebar found "CARR"; thence North 48 degrees 01 minute 56 seconds West a distance of 212.38 feet to a rebar found; thence North 42 degrees 12 minutes 22 seconds East a distance of 99.91 feet to a rebar found; thence North 47 degrees 49 minutes 28 seconds West a distance of 217.50 feet to a rebar found on said right of way line; thence North 42 degrees 15 minutes 14 seconds East along said right of way line a distance of 99.97 feet to a rebar found; thence South 33 degrees 33 minutes 39 seconds East a distance of 349.04 feet to a rebar found; thence North 45 degrees 04 minutes 40 seconds East a distance of 203.27 feet to a point within a tree; thence North 89 degrees 17 minutes 49 seconds East a distance of 37.04 feet to the POINT OF BEGINNING.

According to the survey of Rodney Shiflett, Alabama Reg No. #21784, dated June 4, 2003.

PARCEL II:

All that part of the East One-Half of the SW ¼ of the SE ¼ of Section 26, Township 19 South, Range 1 West, that lies North of the ABC Railroad and West of the dirt road. Mineral and mining rights excepted.
LESS AND EXCEPT those portions previously conveyed by deeds recorded in Instrument #20070607000265240, and Instrument #20070607000265250, in Probate Office of Shelby County, Alabama.

Real Estate Sales Validation Form

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

Grantor's Name Joshua Paul Taylor
Amanda Taylor

Mailing Address 3228 Garden Lane
Birmingham, AL 35242

Property Address 162 Highway 433
Chelsea, AL 35043

Grantee's Name Angela Leigh McCall

Mailing Address 162 Hwy 433
Chelsea AL 35043

Date of Sale April 15, 2016
Total Purchase Price \$234,000.00

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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other



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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.

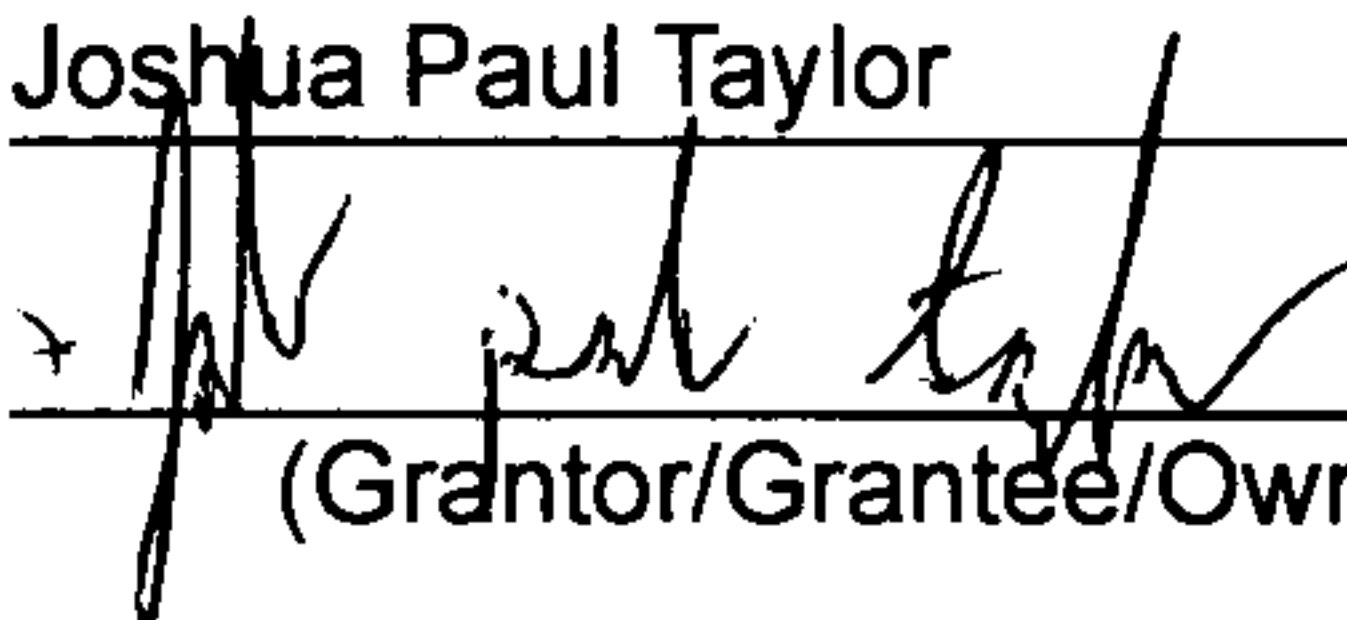
Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser of the assessor's current market value.

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 April 15, 2016

Print Joshua Paul Taylor

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

Unattested

(verified by)