

This Instrument was Prepared by:

Send Tax Notice To: Keith A. Gobel
Susan P. Hill

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

920 Alston Farm Rd
Columbiana, AL 35051

File No.: S-16-22733

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20160427000139310 1/3 \$106.50
Shelby Cnty Judge of Probate, AL
04/27/2016 02:34:22 PM FILED/CERT

That in consideration of the sum of **Five Hundred Seventy Five Thousand Dollars and No Cents (\$575,000.00)**, 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, **Timothy A. Payne and Frances L. Payne**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Keith A. Gobel and Susan P. Hill**, (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.

\$488,750.00 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 21st day of April, 2016.

Timothy A. Payne

Frances L. Payne

Shelby County, AL 04/27/2016
State of Alabama
Deed Tax: \$86.50

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 Timothy A. Payne and Frances L. Payne, 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 21st day of April, 2016.

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

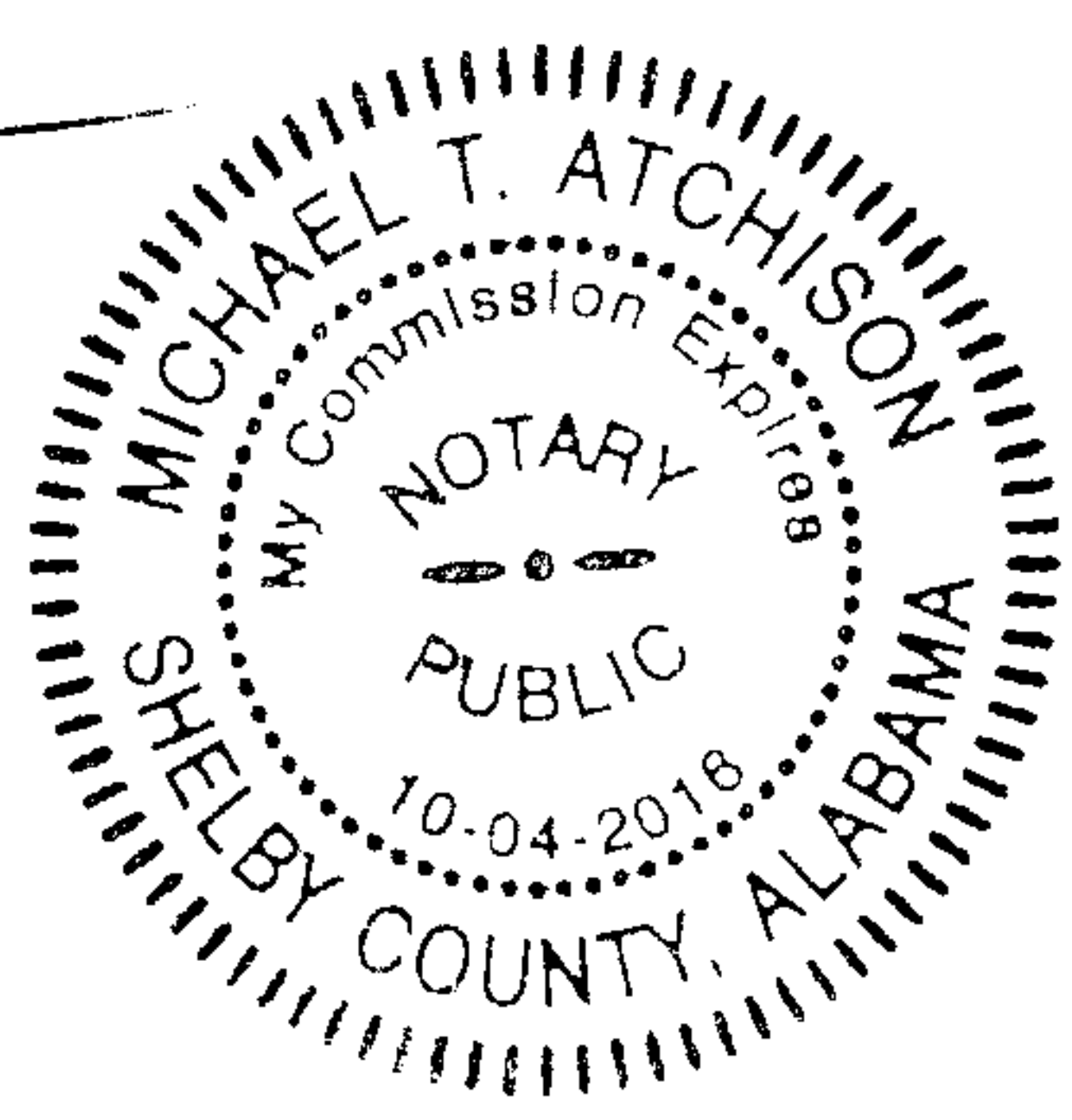


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the Southwest quarter of Section 17, Township 21 South, Range 1 East, Shelby County, Alabama; being more particularly described as follows:

Being at a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northwest quarter of the Southwest quarter of said section 17; thence run East along the North line of said quarter-quarter section for a distance of 1,328.66 feet to a 3/8 inch rebar found locally accepted to be the Northwest corner of the Northeast quarter of the Southwest quarter of said Section 17; thence turn an angle to the left of 00 degrees 24 minutes 00 seconds and run in an easterly direction along the North line of said quarter-quarter section for a distance of 379.11 feet to an iron pin found; thence turn an angle to the right of 78 degrees 32 minutes 39 seconds and run in a southeasterly direction for a distance of 348.82 feet to a point; thence turn an angle to the right of 09 degrees 51 minutes 31 seconds and run in a southerly direction for a distance of 579.65 feet to a point; thence turn an angle to the right of 74 degrees 51 minutes 24 seconds and run in a southwesterly direction for a distance of 467.66 feet to a point; thence turn an angle to the right of 14 degrees 19 minutes 34 seconds and run in a westerly direction for a distance of 370.88 feet to a point; thence turn an angle to the right of 91 degrees 43 minutes 28 seconds and run in a northerly direction for a distance of 200.00 feet to a point; thence turn an angle to the left of 51 degrees 52 minutes 17 seconds and run in a northwesterly direction for a distance of 629.30 feet to a point; thence turn an angle to the left of 38 degrees 07 minutes 43 seconds and run in a westerly direction for a distance of 466.68 feet to an iron pin set on the West line of said Section 17; thence turn an angle to the right of 90 degrees 00 minutes 00 seconds and run in a northerly direction along said East line for a distance of 504.00 feet to the point of beginning.



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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 Timothy A. Payne
Frances L. Payne
Mailing Address 408 Bower Ct.
Birmingham, AL 35244
Property Address 920 Alston Farm Road
Columbiana, AL 35051

Grantee's Name Keith A. Gobel
Susan P. Hill
Mailing Address 920 Alston Farm Rd
Columbiana, AL 35051
Date of Sale April 21, 2016
Total Purchase Price \$575,000.00
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 20, 2016

Print Timothy A. Payne

Unattested

(verified by)

Sign Timothy A. Payne

(Grantor/Grantee/Owner/Agent) circle one