

This Instrument was Prepared by:

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

File No.: MV-16-22958

Send Tax Notice To: Argenis E. Zabala
Cynthia Zabala

5171 Sapphire Ridge
Hoover, AL 35244

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 **Two Hundred Thousand Dollars and No Cents (\$200,000.00)**, 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, **Carolyn Dickson Meads, a single woman, Debra Jane Fishburne, a married woman, Walter Dickson Jr, a married man, and William S. Fishburne III, a married man**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Argenis E. Zabala and Cynthia Zabala**, (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.

Carolyn Dickson Meads and Carolyn Ann Dickson are one in the same person. Debra Jane Fishburne and Debra Dickson Fishburne are one in the same person.

\$130,000.00 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 7th day of June, 2016.

Carolyn Dickson Meads
Carolyn Dickson Meads

Debra Jane Fishburne
Debra Jane Fishburne

By Debra Jane Fishburne
By: Debra Jane Fishburne
Attorney in Fact

Walter Dickson Jr.
Walter Dickson Jr

William S. Fishburne III
William S. Fishburne III

By Debra Jane Fishburne
By Debra Jane Fishburne
Attorney In Fact

By Debra Jane Fishburne
By Debra Jane Fishburne
Attorney In Fact

Shelby County, AL 06/28/2016
State of Alabama
Deed Tax: \$200.00

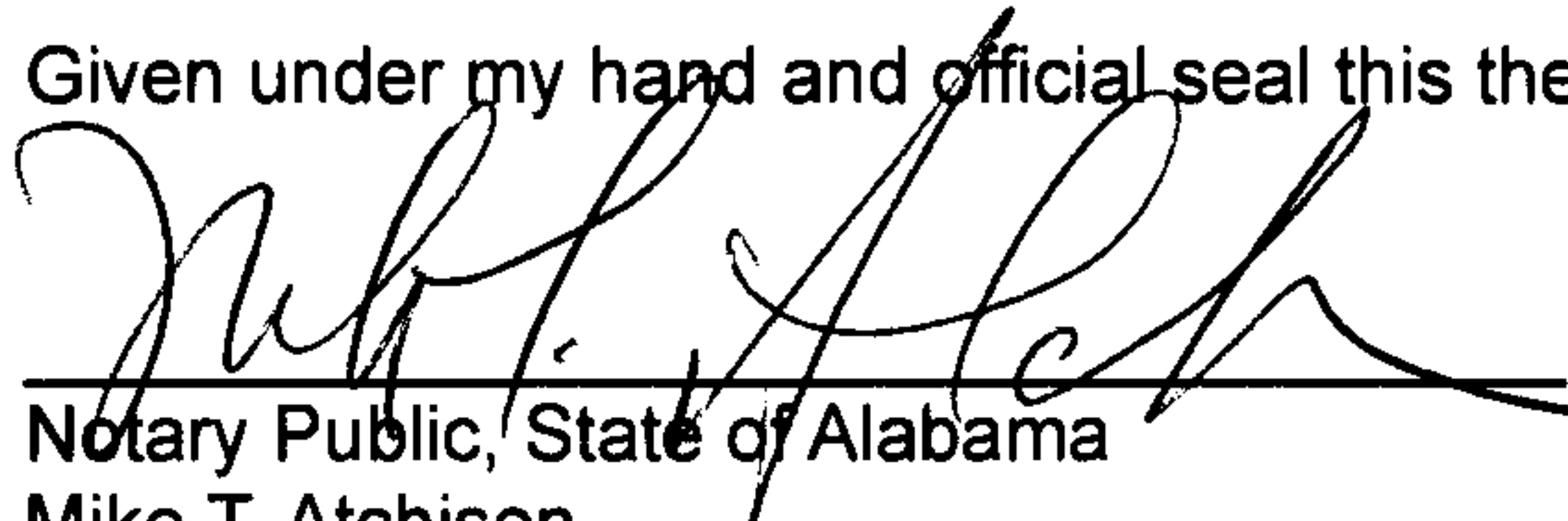
20160628000223640 1/4 \$223.00
Shelby Cnty Judge of Probate, AL
06/28/2016 10:09:58 AM FILED/CERT

State of Alabama

County of Shelby

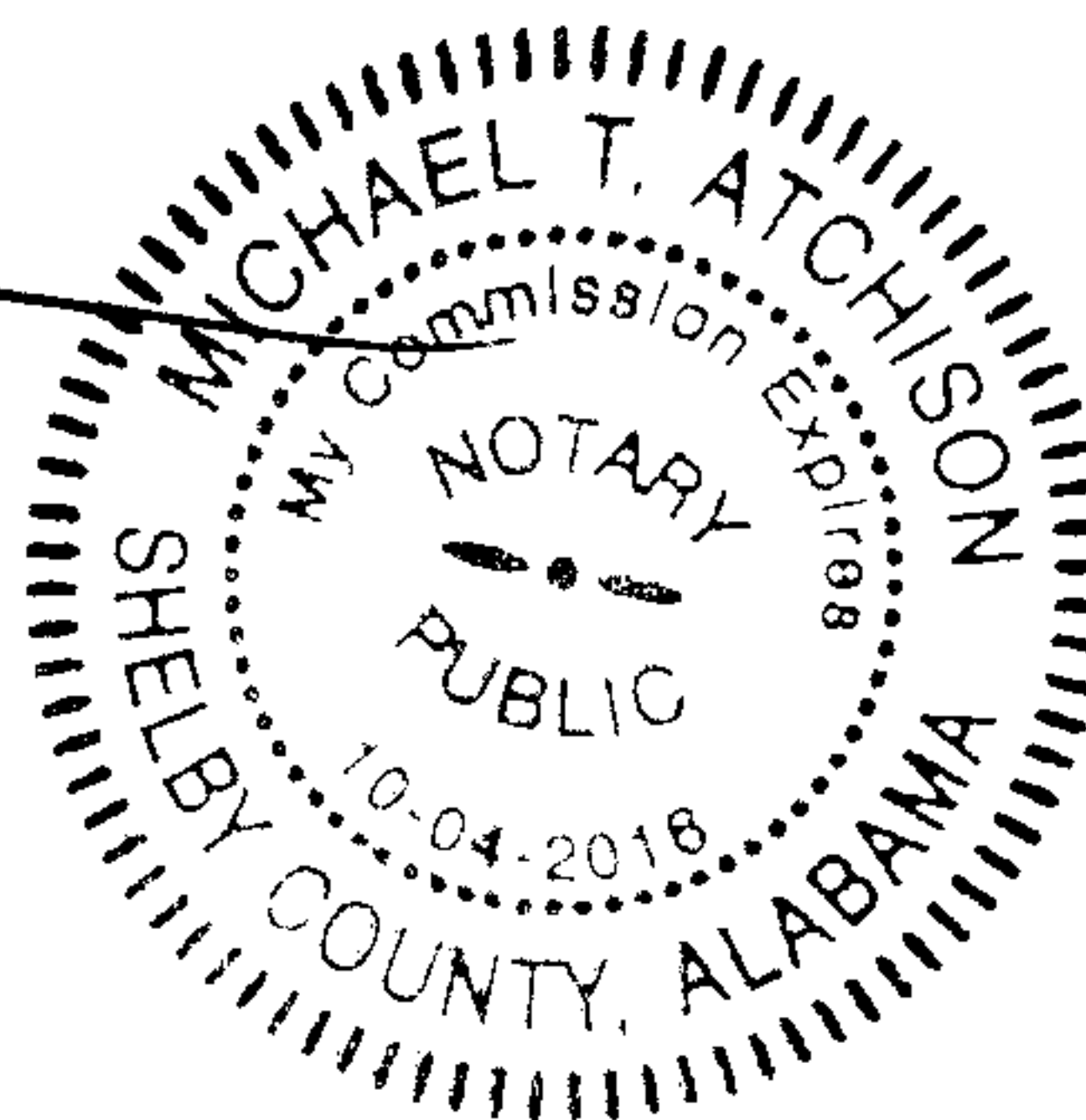
I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that Carolyn Dickson Meads, By Debra Jane Fishburne, As Attorney In Fact, Debra Jane Fishburne, Walter Dickson Jr By Debra Jane Fishburne As Attorney IN Fact and William S. Fishburne III By Debra Jane Fishburne as Attorney In Fact, 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 7th day of June, 2016.


Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016



20160628000223640 2/4 \$223.00
Shelby Cnty Judge of Probate, AL
06/28/2016 10:09:58 AM FILED/CERT

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in Sections 21 and 22, Township 18 South, Range 1 West, being more particularly described as follows:

Commence at the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 21; thence North 42 degrees 44 minutes 15 seconds East along the northeasterly diagonal of the Northeast Quarter of the Southeast Quarter of said section, 1,480.69 feet to the POINT OF BEGINNING; thence continue along last described course, 410.00 feet to the Northeast corner of the Southeast Quarter of Section 21, also being the Northwest corner of the Southwest quarter of Section 22; thence North 87 degrees 27 minutes 48 seconds East, and along the North line of said Southwest Quarter, 896.42 feet to the beginning of a curve to the left, said curve having a central angle of 46 degrees 45 minutes 00 seconds, a radius of 330.77 feet, an arc length of 269.89 feet, and a chord of 262.47 feet as measured along a bearing of South 64 degrees 05 minutes 18 seconds West; thence along said arc, 269.89 feet to the point of tangency; thence South 40 degrees 42 minutes 48 seconds West, 120.00 feet to the beginning of a curve to the right, said curve having a central angle of 32 degrees 30 minutes 00 seconds, a radius of 304.51 feet, an arc length of 172.73 feet and a chord of 170.42 feet as measured along a bearing of South 64 degrees 05 minutes 18 seconds West; thence along said arc, 172.73 feet to the point of tangency; thence South 73 degrees 12 minutes 48 seconds West, 110.00 feet to the beginning of a curve to the left; said curve having a central angle of 34 degrees 29 minutes 30 seconds a radius of 460.86 feet, an arc length of 277.43 feet, and a chord of 273.26 feet as measured along a bearing of South 55 degrees 58 minutes 03 seconds West; thence along said arc, 277.43 feet to the point of tangency; thence South 38 degrees 43 minutes 18 seconds West, 156.89 feet to a point; thence North 47 degrees 15 minutes 45 seconds West, 390.28 feet to the POINT OF BEGINNING. Situated in Shelby County, Alabama.


20160628000223640 3/4 \$223.00
Shelby Cnty Judge of Probate, AL
06/28/2016 10:09:58 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 Carolyn Dickson Meads
Debra Jane Fishburne
Walter Dickson Jr
William S. Fishburne III

Mailing Address

Albany Ga 21-22-187W

Property Address

Hoover, AL

Grantee's Name Argenis E. Zabala
Cynthia Zabala

Mailing Address

5171 Sapphire Ridge
Hoover AL 35244

Date of Sale June 07, 2016

Total Purchase Price \$200,000.00

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

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 June 24, 2016

Print

Debra Jane Fishburne

Unattested

Sign

Debra Jane Fishburne

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1