

Warranty Deed
Jointly for Life with Remainder to Survivor

STATE OF ALABAMA
COUNTY OF SHELBY

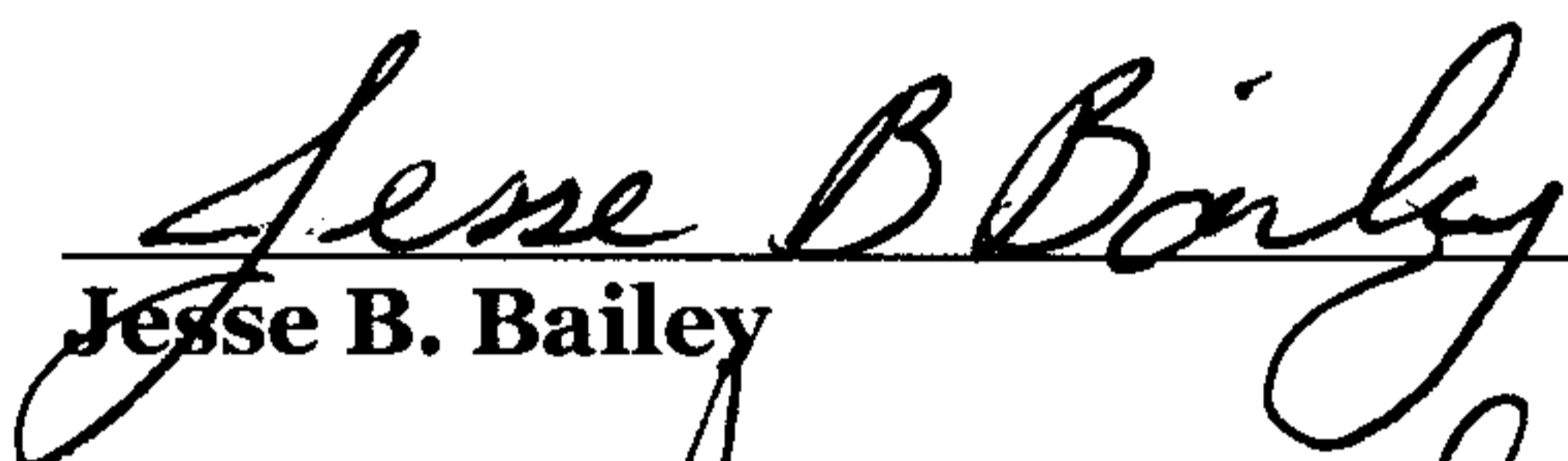
Know All Men by These Presents: That in consideration of *One Hundred Ten Thousand Dollars (\$110,000.00)* to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we, **Jesse B. Bailey and Samantha D. Bailey, husband and wife**, (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Ashlyn Jones and Brandon Bailey**, (herein referred to as grantees), the following described real estate, situated in **Shelby** County, Alabama, to-wit:

See Attached Exhibit "A" Legal Description and Exhibit "B" Survey

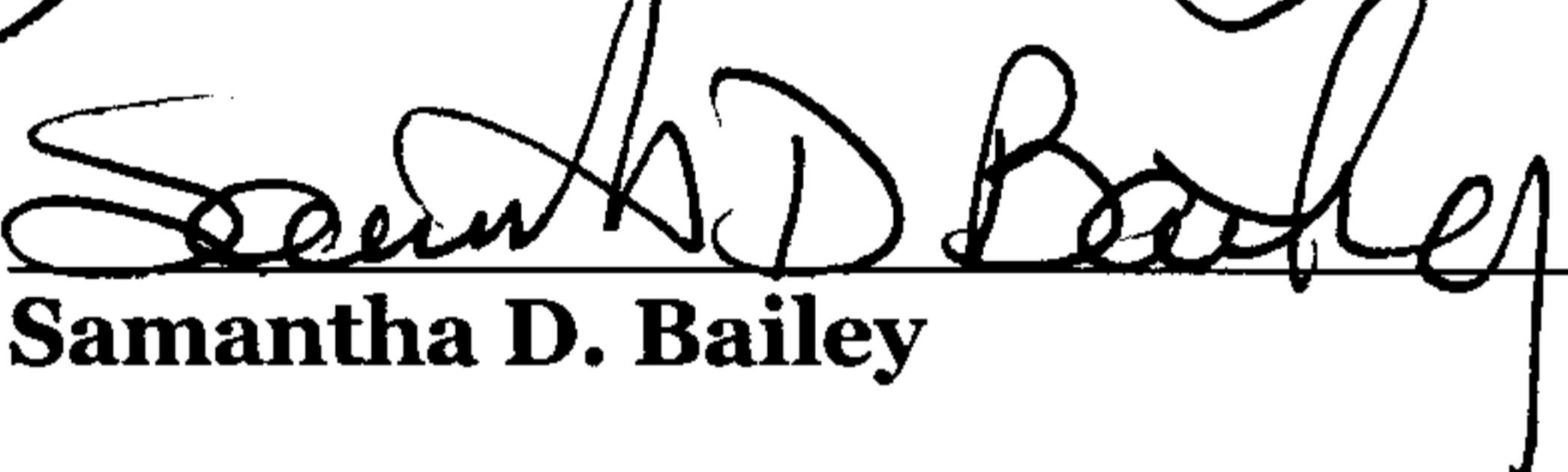
The above consideration is being paid by a purchase money mortgage in the amount of \$113,100.00, which is filed simultaneously herewith.

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 **20th day of June, 2016.**



Jesse B. Bailey (Seal)




Samantha D. Bailey (Seal)

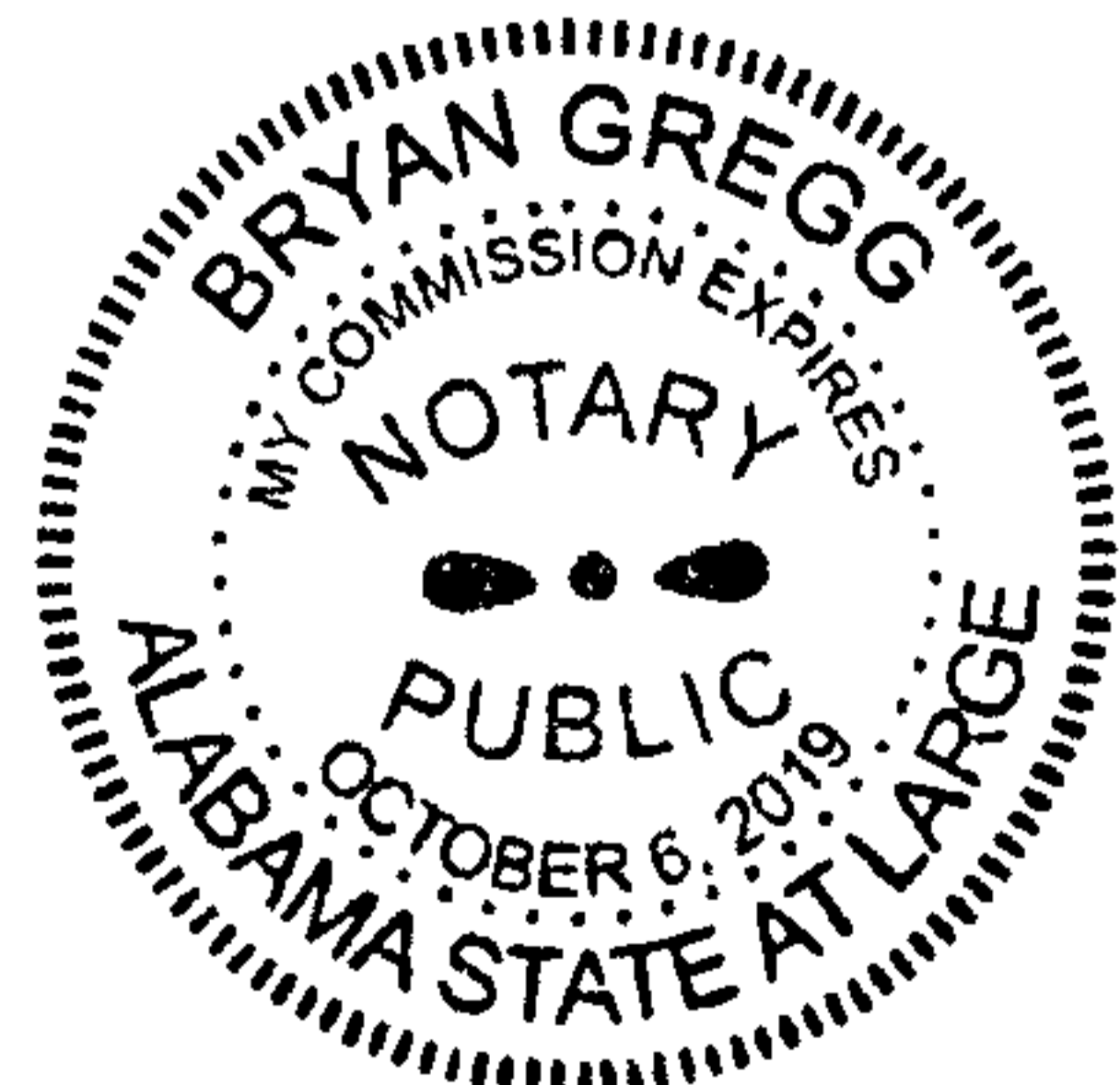
STATE OF ALABAMA
COUNTY OF SHELBY

I, Bryan Gregg, a Notary Public, in and for said County in said State, hereby certify that **Jesse B. Bailey and Samantha D. Bailey**, 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 **20th day of June, 2016.**



Notary Public
My Commission Expires: 10-6-2019



Send Tax Notice To & This Instrument Prepared By:
Ashlyn Jones
311 Vantana Drive
Columbiana, AL 35010

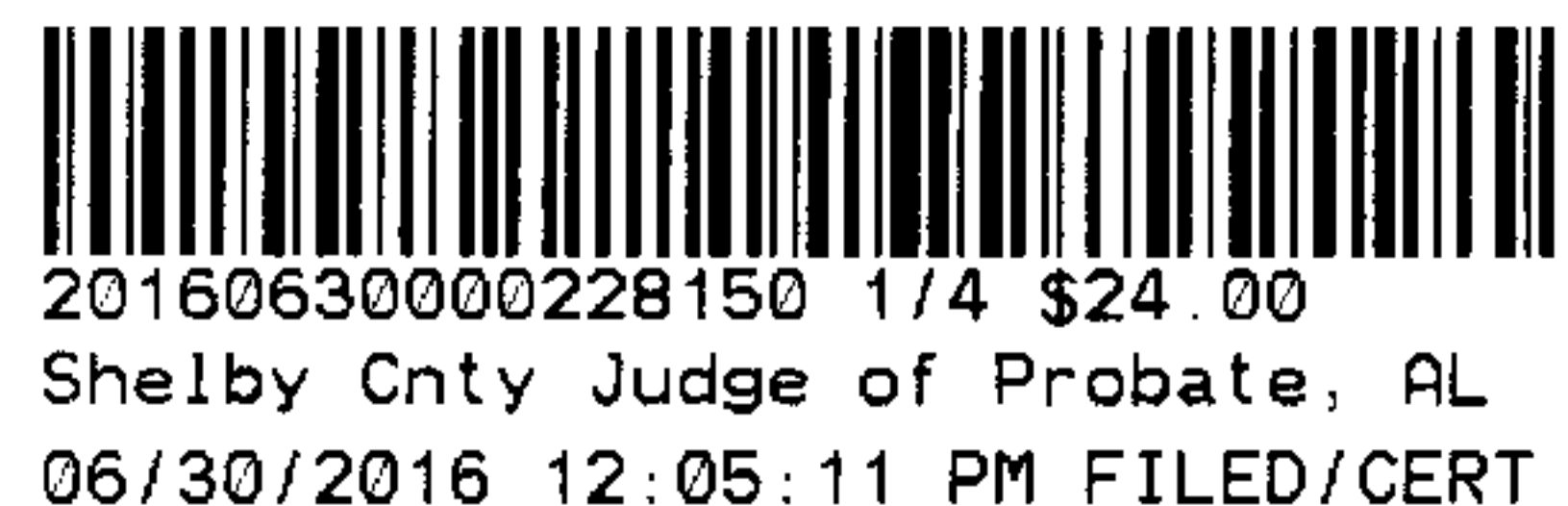


Exhibit "A" Legal Description

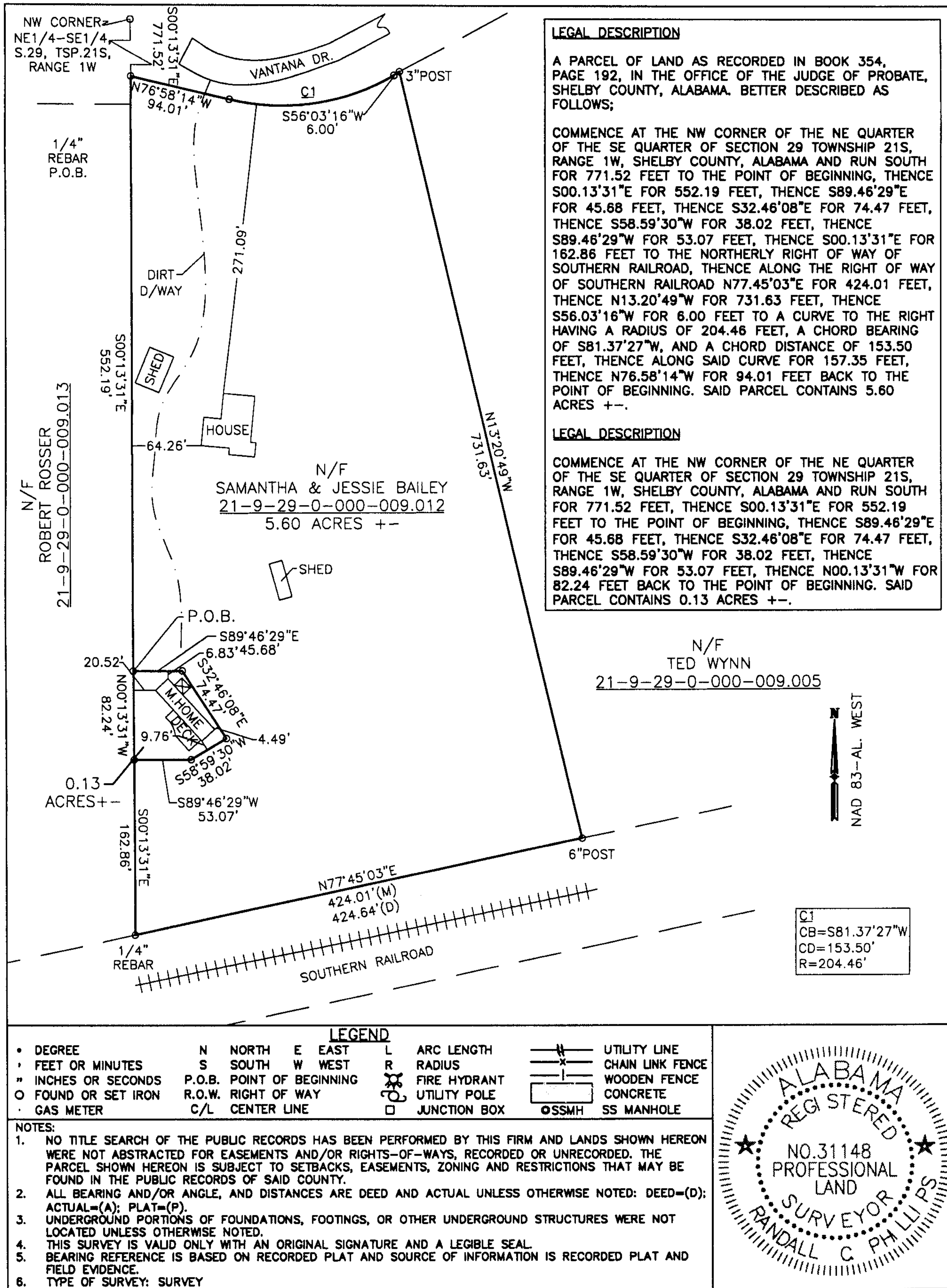
A portion of that certain parcel of land as recorded in Book 354, Page 192, in the Office of the Judge of Probate, Shelby County, Alabama, more particularly described as follows: Commence at the Northwest corner of the Northeast Quarter of the Southeast Quarter of Section 29, Township 21 South, Range 1 West, Shelby County, Alabama and run South for 771.52 feet to the point of beginning; thence South 00 degrees, 13 minutes, 31 seconds East for 552.19 feet; thence South 89 degrees, 46 minutes, 29 seconds East for 45.68 feet; thence South 32 degrees, 46 minutes, 08 seconds East for 74.47 feet; thence South 58 degrees, 59 minutes, 30 seconds West for 38.02 feet; thence South 89 degrees, 46 minutes, 29 seconds West for 53.07 feet; thence South 00 degrees, 13 minutes, 31 seconds East for 162.86 feet to the Northerly right-of-way of Southern Railroad; thence along the right-of-way of Southern Railroad North 77 degrees, 45 minutes, 03 seconds East for 424.01 feet; thence North 13 degrees, 20 minutes, 49 seconds West for 731.63 feet; thence South 56 degrees, 03 minutes, 16 seconds West for 6.00 feet to a curve to the right having a radius of 204.46 feet, a chord bearing of South 81 degrees, 37 minutes, 27 seconds West and a chord distance of 153.50 feet; thence along said curve for 157.35 feet; thence North 76 degrees, 58 minutes, 14 seconds West for 94.01 feet back to the point of beginning. According to that certain survey dated June 6, 2016 by Randall C. Phillips, AL Reg. Number 31148, Order Number 16061, Revision 2.

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



20160630000228150 2/4 \$24.00
Shelby Cnty Judge of Probate, AL
06/30/2016 12:05:11 PM FILED/CERT

Exhibit "B" Survey



STATE OF ALABAMA
 SHELBY COUNTY

I, Randall C. Phillips, a Professional Land Surveyor, certify that I have surveyed the parcel above as recorded in book 354, page 192, in the Office of the Judge of Probate, Shelby County, Alabama. That all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information and belief; That there are no encroachments on said lot except as shown; That improvements are located as shown above.

Address: 311 Vantana Dr., Columbiana, AL. 35051
 Date of Fieldwork: 6-2-16
 Date of Survey: 6-6-16 By: RP
 Order No. 16061 Revision 2 Field Book: 15
 For: Samantha Bailey

Randy Phillips
 Randall C. Phillips, AL Reg. #31148
 Alabama Surveying & Mapping
 9511 County Rd. 51, Jemison, AL 35085
 Phone: (205) 688-6656



20160630000228150 3/4 \$24.00
 Shelby Cnty Judge of Probate, AL
 06/30/2016 12:05:11 PM 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 Jesse B. Bailey and
Mailing Address Samantha D. Bailey
110 Daventry Drive
Calera, AL 35040

Grantee's Name Ashlyn Jones and Brandon Bailey
Mailing Address 311 Vantana Drive
Columbiana, AL 35051

Property Address 311 Vantana Drive
Columbiana, AL 35051

Date of Sale June 20, 2016
Total Purchase Price \$ 110,000.00
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 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 6-20-16

Print Samantha D. Bailey

Unattested Bryan Gregg
(verified by)

Sign [Signature]
(Grantor/Grantee/Owner/Agent) circle one

Print Form

Form RT-1

