

This Instrument was Prepared by:

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

File No.: S-16-22952

Send Tax Notice To: Charles R. Apperson
Janise L. Apperson

19204 Hwy 25
Columbiana, AL 35051

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby



20160712000241420 1/3 \$37.50
Shelby Cnty Judge of Probate: AL
07/12/2016 09:29:08 AM FILED/CERT

That in consideration of the sum of **Sixteen Thousand Five Hundred Dollars and No Cents (\$16,500.00)**, 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, **Ratliff Partners, LLC**, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Charles R. Apperson and Janise L. Apperson**, (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

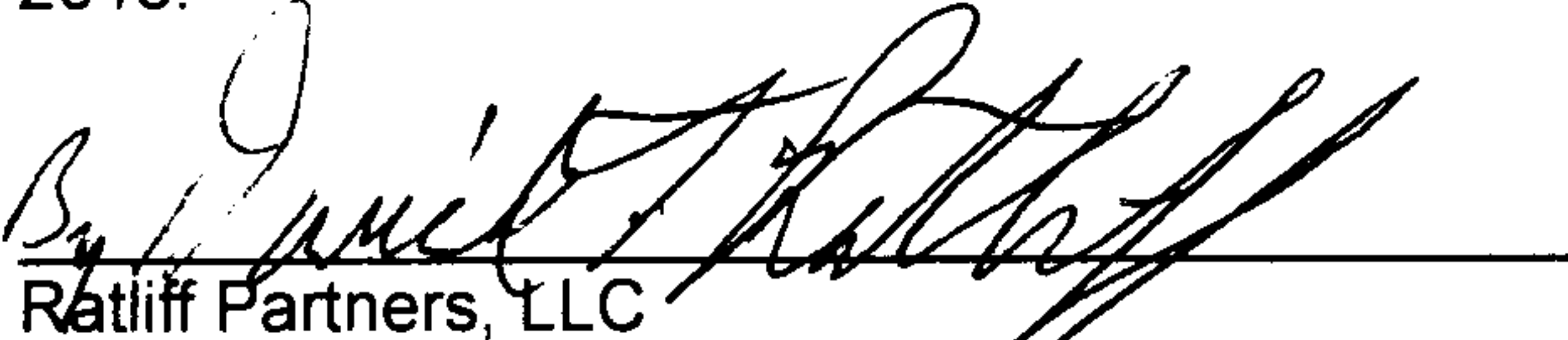
Property may be subject to taxes for 2015 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded.

\$0.00 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 27th day of June, 2016.


Ratliff Partners, LLC

By: Daniel T. Ratliff
As Managing Member

Shelby County, AL 07/12/2016
State of Alabama
Deed Tax: \$16.50

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 Daniel T. Ratliff as Managing Member Ratliff Partners, LLC, 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 27th day of June, 2016.



Notary Public, State of Alabama

Mike T. Atchison

My Commission Expires: October 04, 2016

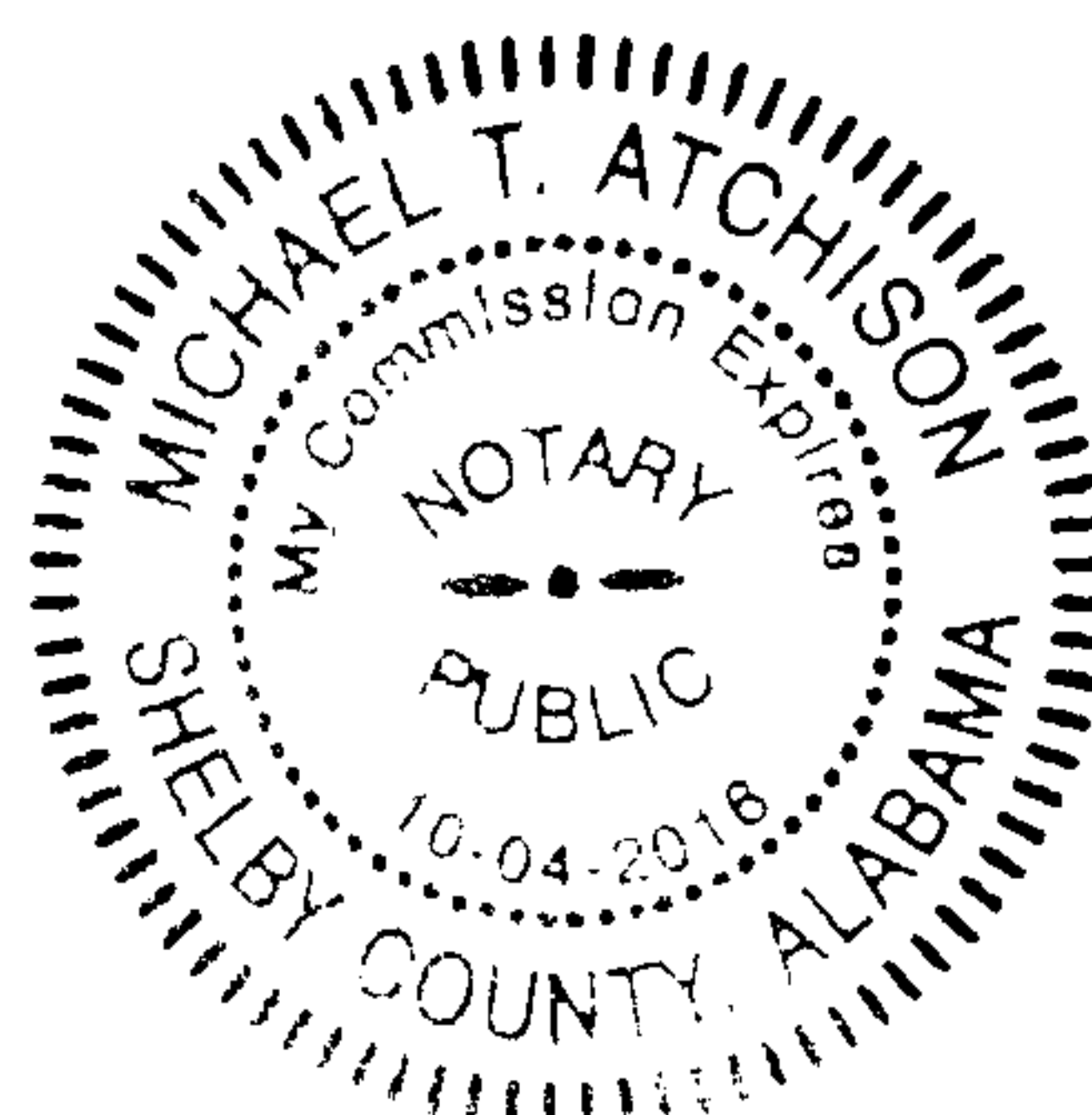


EXHIBIT "A"
LEGAL DESCRIPTION


20160712000241420 2/3 \$37.50
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A parcel of land situated in the North one/half of the Northeast quarter of Section 4, Township 22 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at a ¾" crimp found locally accepted to be the Southeast corner of the Northeast quarter of the Northeast quarter of Section 4; thence run North 88 degrees, 08 minutes, 43 seconds West (an assumed bearing) along the South line of said Quarter Quarter Section for a distance of 1316.35 feet to an iron pin set with SSI cap on the East Right-of-Way line of Gould Road (a 50 foot R-O-W) said iron being also on a curve to the left having a central angle of 11 degrees, 38 minutes, 14 seconds, a radius of 388.65 feet, and a chord bearing of North 28 degrees, 17 minutes, 32 seconds West; thence run in a Northwesterly direction along said East Right-of-Way line and also along the arc of said curve for a distance of 78.94 feet to an iron pin set with SSI cap; thence run North 34 degrees, 06 minutes, 39 seconds West along said East Right-of-Way line for a distance of 227.92 feet to an iron pin set with SSI cap; thence run North 55 degrees, 53 minutes, 21 seconds East leaving said East Right-of-Way for a distance of 32.89 feet to an iron pin set with SSI cap; thence run South 55 degrees, 15 minutes, 52 seconds East for a distance of 408.79 feet to an iron pin set with SSI cap; thence run South 88 degrees, 08 minutes, 43 seconds East for a distance of 1,118.24 feet to an iron pin set with SSI cap on the East line of said Quarter Quarter Section; thence run South 00 degrees, 00 minutes, 00 seconds East along said East line for a distance of 50.02 feet to the Point of Beginning. '

Real Estate Sales Validation Form

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

Grantor's Name Ratliff Partners, LLC
Mailing Address 1900 Crestwood Blvd
Birmingham, AL 35210
Property Address Average Sec 4-22-1W
Columbiana, AL 35051

Grantee's Name Charles R. Apperson
Janise L. Apperson
Mailing Address 19204 Hwy 25
Columbiana, AL 35051
Date of Sale June 27, 2016
Total Purchase Price \$16,500.00
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).

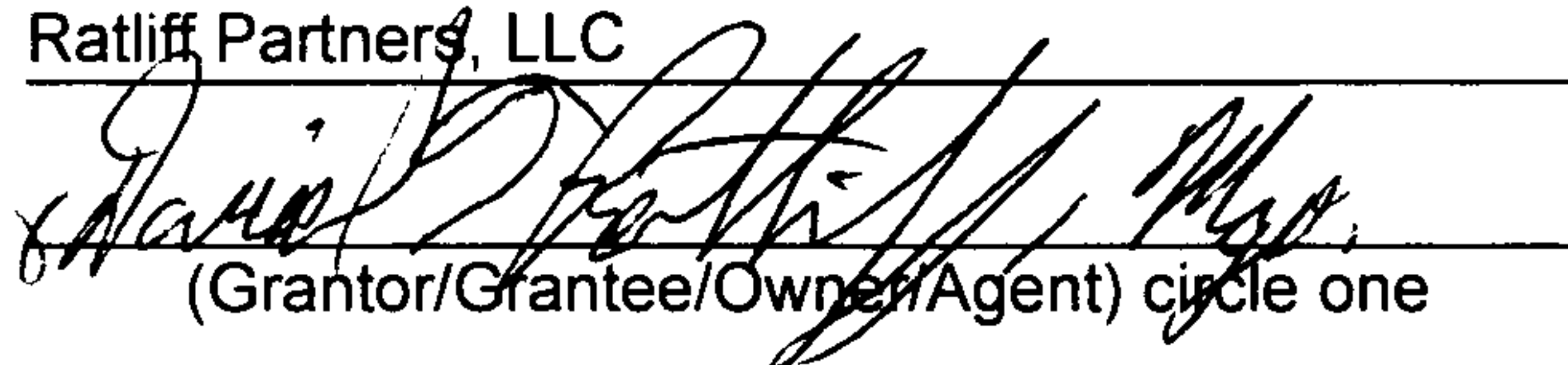
Date June 24, 2016

☐ Unattested

(verified by)

Print Ratliff Partners, LLC

Sign


(Grantor/Grantee/Owner/Agent) circle one