

This Instrument was Prepared by:

Mike T. Atchison, Attorney at Law
101 West College Street
Columbiana, AL 35051
File No.: S-16-23109


Send Tax Notice To: Thomas Albert Chatham, II
Michelle H. Kidd
P.O. Box 120
Harpersville, AL 35078

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

} Know All Men by These Presents:

County of Shelby


20160812000288060 1/3 \$66.00
Shelby Cnty Judge of Probate, AL
08/12/2016 10:40:43 AM FILED/CERT

That in consideration of the sum of **Forty Five Thousand Dollars and No Cents (\$45,000.00)**, 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, **Billy Scurlock and Karen Scurlock, Husband and Wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Thomas Albert Chatham, II and Michelle H. Kidd**, (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.

\$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 4th day of August, 2016.



Billy Scurlock



Karen Scurlock

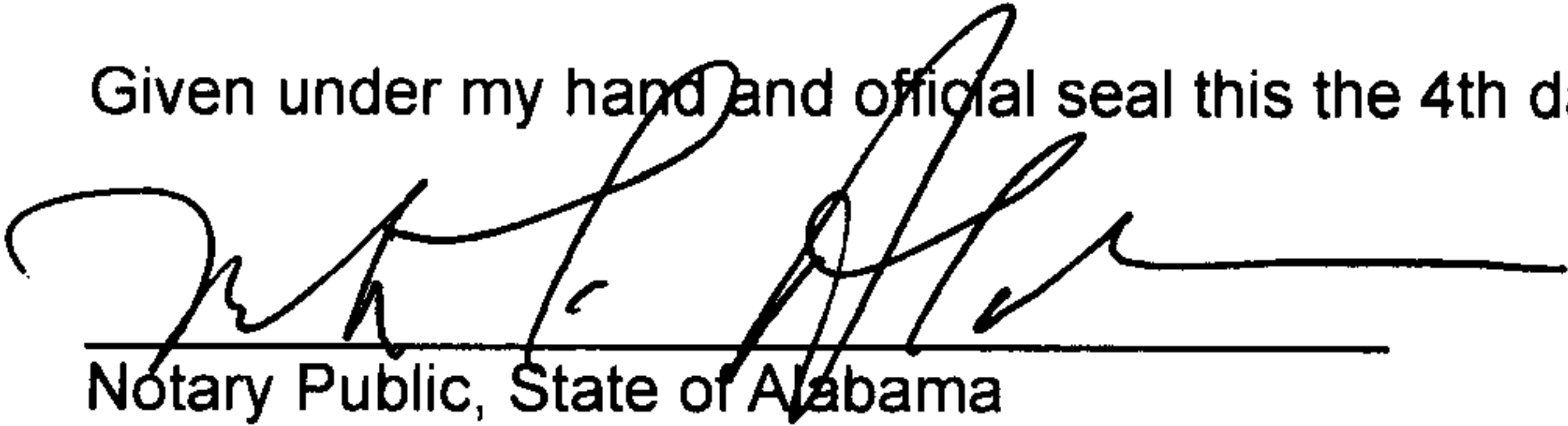
Shelby County, AL 08/12/2016
State of Alabama
Deed Tax: \$45.00

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Billy Scurlock and Karen Scurlock, 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 4th day of August, 2016.


Notary Public, State of Alabama

My Commission Expires: 10/4/16

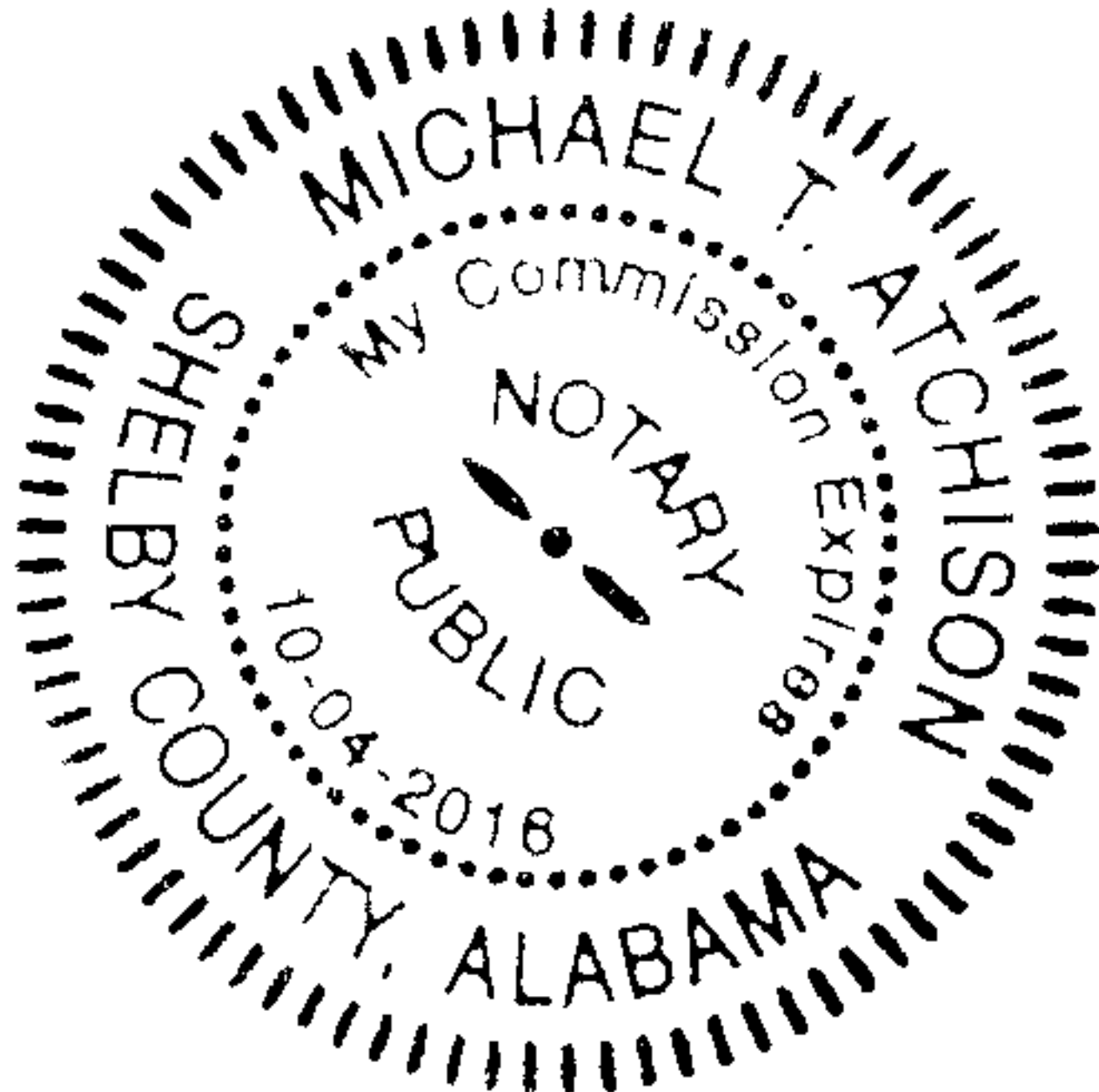


EXHIBIT "A"
LEGAL DESCRIPTION



20160812000288060 2/3 \$66.00
Shelby Cnty Judge of Probate, AL
08/12/2016 10:40:43 AM FILED/CERT

PARCEL NO.1:

Commencing at the Southeast corner of the Southeast quarter of the Southwest quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; for the POINT OF BEGINNING; thence North 83 degrees 10 minutes 16 seconds West, a distance of 250.08 feet; thence turn an angle to the right of 96 degrees 37 minutes 52 seconds and run a distance of 100.07 feet; thence turn an angle to the right of 39 degrees 38 minutes 37 seconds and run a distance of 94.86 feet; thence turn an angle to the right of 53 degrees 31 minutes 36 seconds and run a distance of 100.38 feet; thence turn an angle to the right of 23 degrees 42 minutes 02 seconds and run a distance of 110.08 feet; thence turn an angle to the right of 69 degrees 53 minutes 09 seconds and run a distance of 89.55 feet to the POINT OF BEGINNING

According to the survey of Larry W. Carver Al. Reg. No. 15454, dated April 11, 1996.

Real Estate Sales Validation Form

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

Grantor's Name Billy Scurlock
Karen Scurlock
Mailing Address 150 Scurlock Ranch Road
Vincent, AL 35178

Property Address 1 Cotton Gin Rd.
Harpersville, AL 35078

Grantee's Name Thomas Albert Chatham, II
Michelle H. Kidd
Mailing Address P.O. Box 120
Harpersville, AL 35078


Date of Sale August 04, 2016
Total Purchase Price \$45,000.00

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
XX Sales Contract
 Closing Statement

 Appraisal
 Other


20160812000288060 3/3 \$66.00
Shelby Cnty Judge of Probate, AL
08/12/2016 10:40:43 AM FILED/CERT

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 August 03, 2016

Print Billy Scurlock

 Unattested

(verified by)

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