


Send tax notice to:
JORDAN TODD SOBEL and JANA J. SOBEL
185 GRIMES ROAD
INDIAN SPRINGS, AL 35124


20161020000386640 1/3 \$121.00
Shelby Cnty Judge of Probate, AL
10/20/2016 03:18:06 PM FILED/CERT

WARRANTY DEED
JOINTLY WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of **Five Hundred Thousand and 00/100 (\$500,000.00)** and other valuable considerations to the undersigned GRANTOR(S), **MARK D PRATER and CAROL PRATER, UNMARRIED INDIVIDUALS**, (hereinafter referred to as GRANTORS), in hand paid by the GRANTEE(S) herein, the receipt of which is hereby acknowledged, the said GRANTOR(S) does by these presents GRANT, BARGAIN, SELL and CONVEY unto **JORDAN TODD SOBEL and JANA J. SOBEL**, hereinafter referred to as GRANTEE(S), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in County of Shelby State of Alabama, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

\$400,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THAT MORTGAGE CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants, set back lines, limitations, rights of ways as shown by public records and ad valorem taxes as shown of record.

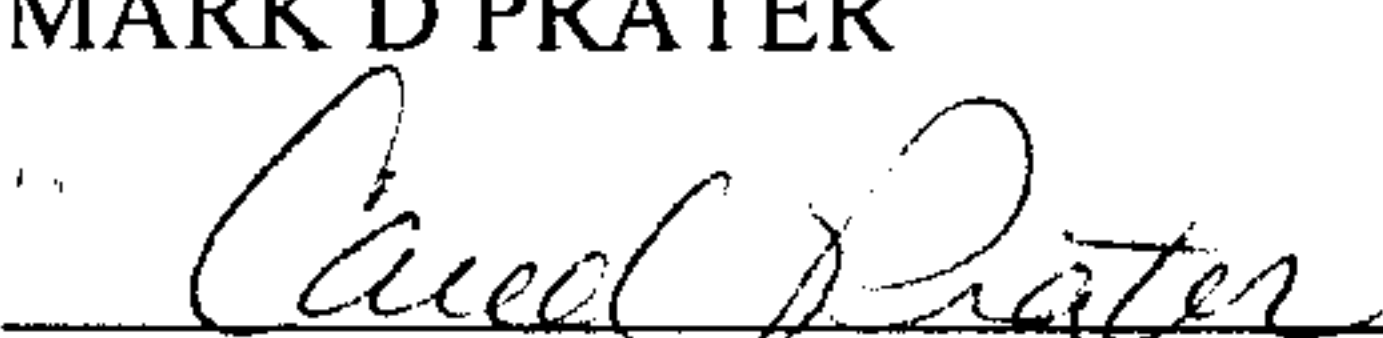
Subject to mineral and mining rights if not owned by grantor.

TO HAVE AND TO HOLD, to the said GRANTEE (S), for and during their joint lives together and upon the death of either of them, then to the survivor of them in fee simple, and to their 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, that I (we) have a good right to sell and convey the same to the said GRANTEE (S), their heirs and assigns forever, against the lawful claims all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record and do hereby WARRANT AND WILL FOREVER DEFEND the title to said property and the possession thereof.

IN WITNESS WHEREOF, I/we have hereunto set my/our hand and seal, this 18th day of October, 2016.


MARK D PRATER


CAROL PRATER

STATE OF ALABAMA
COUNTY OF JEFFERSON

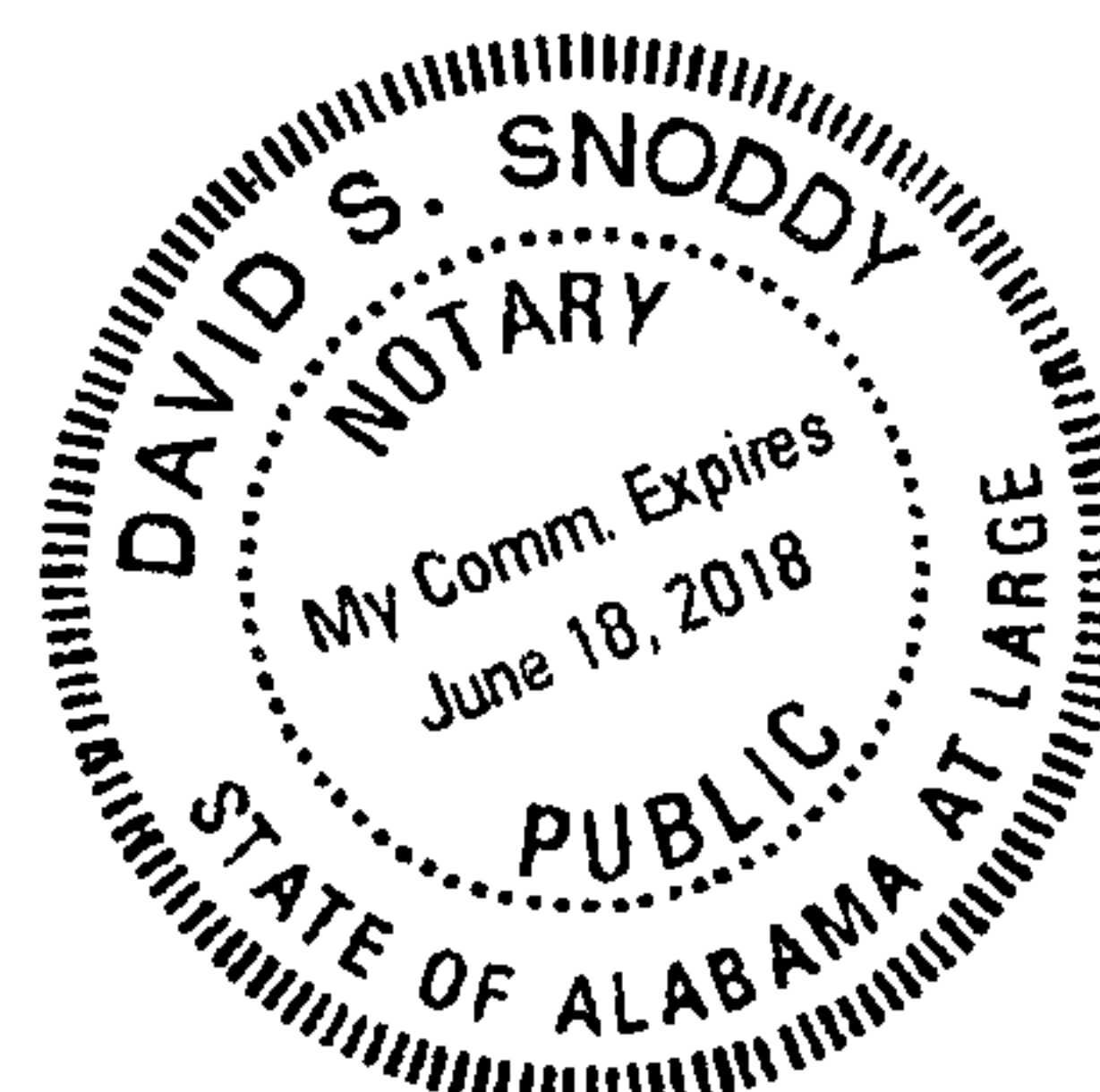
I, the undersigned, a Notary Public in and for said State and County, hereby certify that MARK D PRATER and CAROL PRATER is/are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of October, 2016.


NOTARY PUBLIC

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
DAVID S SNODDY ATTORNEY AT LAW
THE SNODDY LAW FIRM, LLC
2105 DEVEREUX CIRCLE, SUITE 101
BIRMINGHAM, ALABAMA 35243



Shelby County, AL 10/20/2016
State of Alabama
Deed Tax: \$100.00

EXHIBIT A
LEGAL DESCRIPTION

A parcel of land in the Northeast $\frac{1}{4}$ of Section 28, Township 19 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the Northeast corner of said Section 28; thence run West along the North section line 1097.00 feet to the point of beginning; thence continue last course 125.00 feet to a point on the Southeast right of way of an Alabama Power Company Transmission line; thence run South 53 degrees 27 minutes 46 seconds West 245.24 feet along said right of way, thence run South 43 degrees 43 minutes 36 minutes East 141.68 feet; thence run North 75 degrees 51 minutes 05 seconds East 226.41 feet; thence run South 13 degrees 48 minutes 35 seconds East 261.20 feet to a point on the centerline of a 30 foot Easement; thence run North 59 degrees 03 minutes 39 seconds East 244.97 feet along said centerline to the point of a clockwise curve having a Delta angle of 80 degrees 11 minutes 54 seconds and a radius of 35.63 feet; thence run along the arc of said curve and centerline 49.7 feet; thence run South 40 degrees 44 minutes 27 seconds East 39.10 feet, tangent to said curve and the end of said 30 foot easement centerline; thence run North 75 degrees 49 minutes 28 seconds East 24.08 feet, thence run North 14 degrees 10 minutes 32 seconds West 399.19 feet to the point of beginning.

Less and except the most westerly 30 feet and the most southerly 15 feet of the above described parcel which has been reserved as an easement for ingress, egress and utilities;

Together with a right of way for ingress, egress and utilities between the above described parcel and Shelby County Highway #119, centerline of which is described as follows:

Commence at the Northeast corner of said Section 28; thence run West along the North section line 1097.00 feet thence run South 14 degrees 10 minutes 32 seconds East 399.19 feet; thence run South 75 degrees 49 minutes 28 seconds West 24.08 feet to the point of beginning of the centerline of a 50 foot right of way (25 feet on each side of said centerline); thence run South 14 degrees 10 minutes 32 seconds East 522.62 feet to the end of said 50 foot right of way; thence run North 75 degrees 49 minutes 28 seconds East 25.0 feet to the point of beginning of the centerline of a 60 foot right of way (30 feet on each side of said centerline), thence run South 14 degrees 10 minutes 32 seconds East 362.0 feet to a point on the North right of way of said Highway # 119 and the end of said centerline. Situated in Shelby County, Alabama



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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 MARK D PRATER Carol Prater
Mailing Address: 1705 Bridge Creek Rd
Prattville, AL 36067

Grantee's Name JORDAN TODD SOBEL
Mailing Address: 185 GRIMES ROAD
 INDIAN SPRINGS, AL 35124

Property Address 185 GRIMES ROAD
INDIAN SPRINGS, AL 35124

Date of Sale: October 18, 2016
Total Purchaser Price \$500000.00

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

Appraisal

Sales Contract

Other _____

x Closing Statement

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 of 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 Sec. 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 Sec. 40-22-1 (h).

Date 10/18/10

Print Carol Kater

~~Unattested~~

Sign Neil Khatn

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

