

This Instrument was Prepared by:

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

File No.: MV-16-23315

Send Tax Notice To: Russell U. Clemons

Roxanne U. Clemons

140 L+M Trace  
Shelby AL 35143

**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 Eleven Thousand Dollars and No Cents (\$211,000.00)**, 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, **Hassell Brady Marlin and Laura A. Marlin, husband and wife** (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Russell U. Clemons and Roxanne U. Clemons**, (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 2016 property tax and subsequent years, covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. Property constitutes no part of the homestead of the Grantor's herein.**

**\$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 28th day of October, 2016.

Hassell B. Marlin  
Hassell Brady Marlin

Laura A. Marlin  
Laura A. Marlin

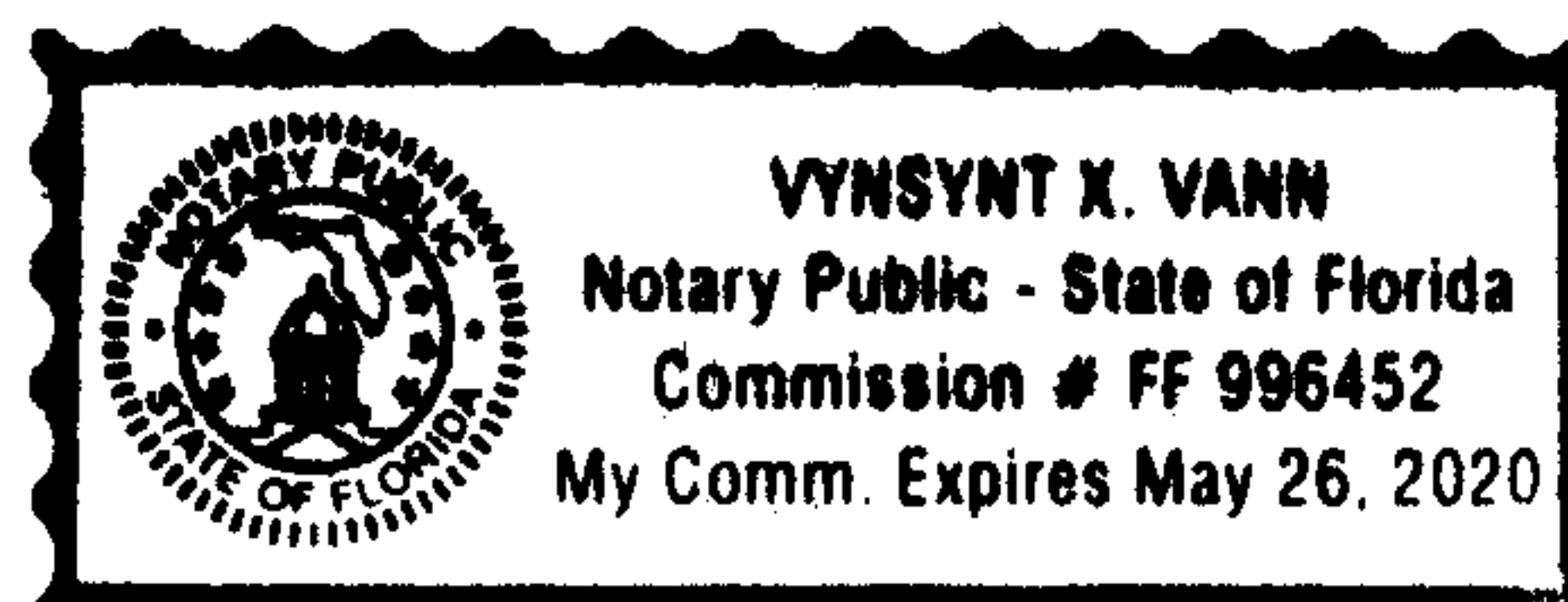
State of Florida

County of Hillsborough

I, Vynsynt Vann, a Notary Public in and for the said County in said State, hereby certify that Hassell Brady Marlin and Laura A. Marlin, 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 27 day of October, 2016.

Vynsynt Vann  
Notary Public, State of Florida  
Vynsynt Vann  
My Commission Expires: May 26, 2020



20161102000402670 1/3 \$232.00  
Shelby Cnty Judge of Probate, AL  
11/02/2016 12:08:11 PM FILED/CERT

Shelby County, AL 11/02/2016  
State of Alabama  
Deed Tax: \$211.00

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

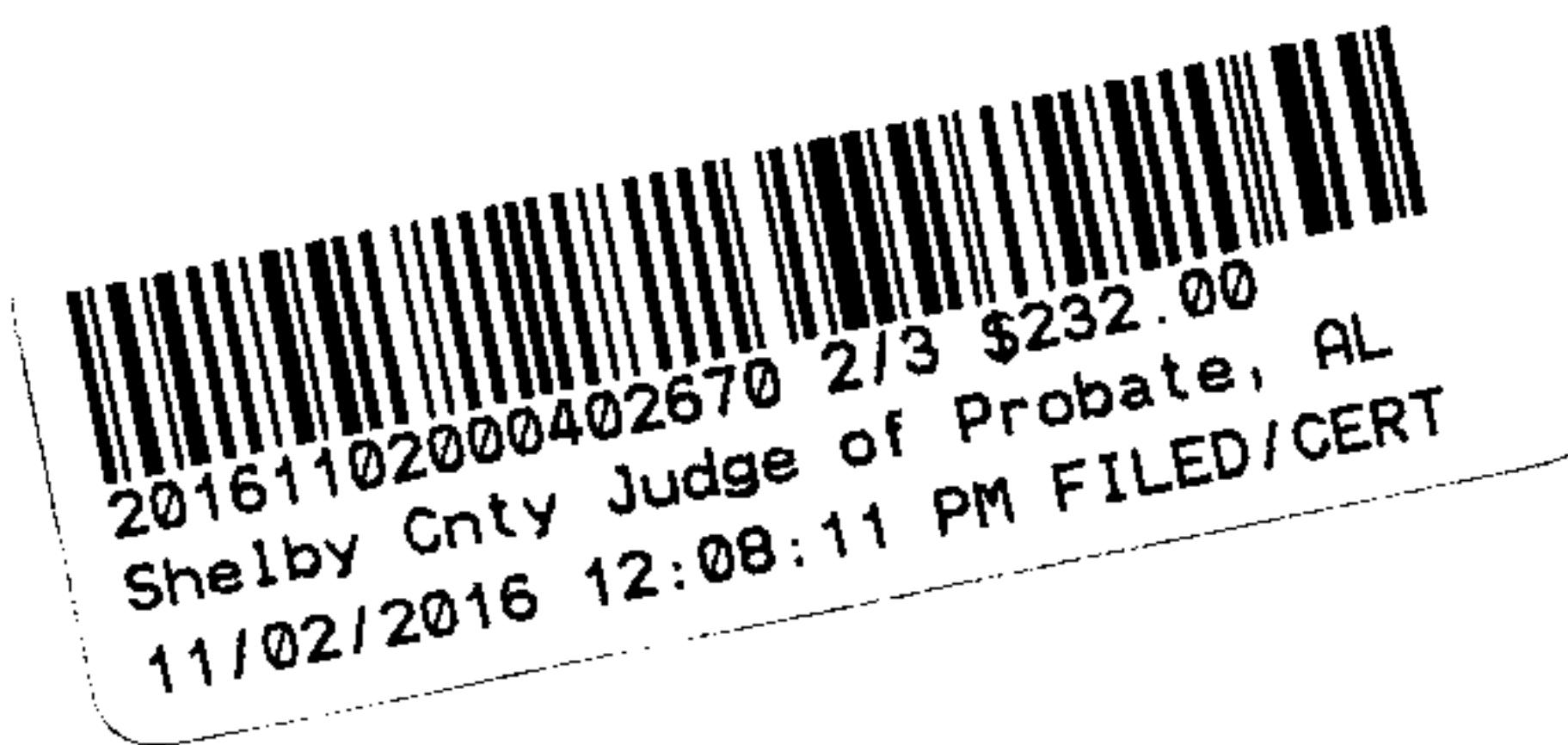
**Tract 1:**

A parcel of land situated in the E 1/2 of the SE 1/4 of Section 2, Township 24 North, Range 15 East, also being a part of Lots 7, 8, 9 & 10, of Murphy's Fishing Camp Subdivision as recorded in Map book 3, Page 72, in the Shelby County Probate Office, described as follows:

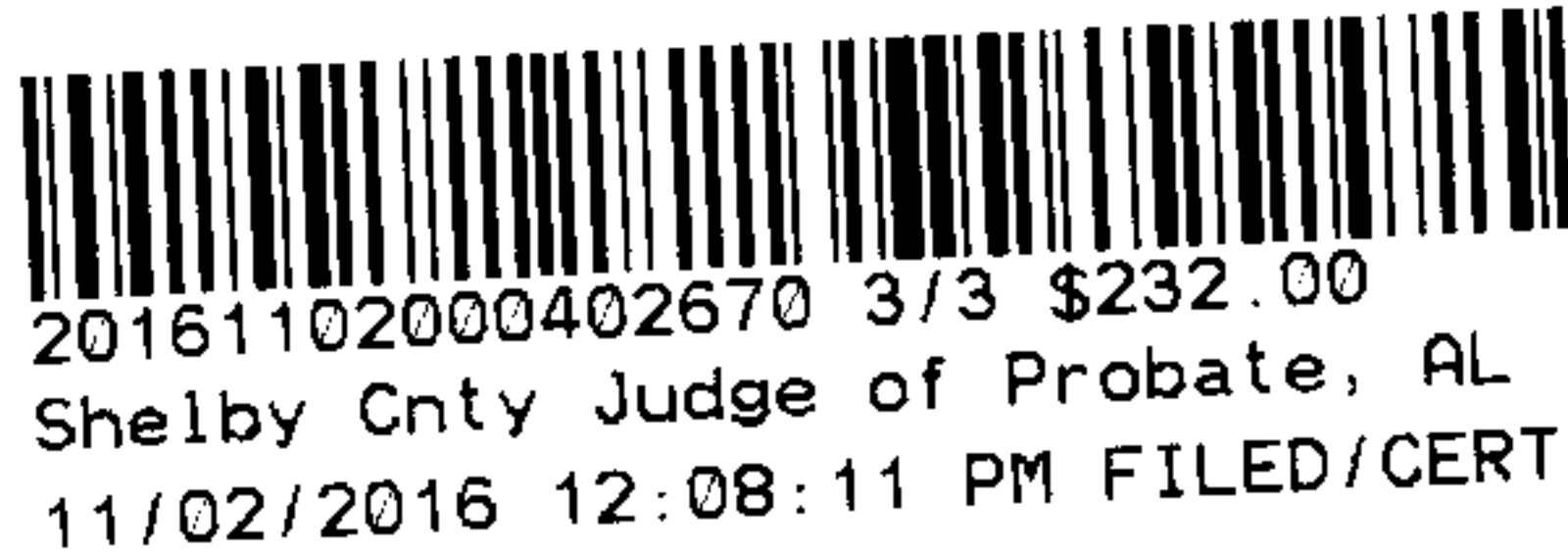
Commence at the SE corner of Section 2, and go North 07 degrees 44 minutes 38 seconds East along the East boundary of said Section 2 for 689.64 feet; thence North 45 degrees 15 minutes 31 seconds West for 422.47 feet to the point of beginning; thence North 45 degrees 18 minutes 53 seconds West for 187.02 feet to a point on a curve to the left on the Southerly boundary of L & M Trace, said curve having a central angle of 25 degrees 52 minutes 03 seconds and a radius of 342.12 feet; thence Easterly along said curve for 154.46 feet; thence South 43 degrees 05 minutes 46 seconds East for 175.00 feet; thence South 50 degrees 27 minutes 17 seconds West for 144.90 feet to the point of beginning.

According to survey of James A. Riggins, RLS #9428, dated August 13, 1998.

ALSO known as Tract 1, according to Lincoln's Survey as recorded in Map Book 24,  
Page 84, in the Probate Office of Shelby County, Alabama.







### Real Estate Sales Validation Form

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

Grantor's Name	Hassell Brady Marlin Laura A. Marlin	Grantee's Name	Russell U. Clemons Roxanne U. Clemons
Mailing Address	17704 Esprit Drive Tampa, FL 33647-2507	Mailing Address	16560 Perdido Key Drive Pensacola, FL 32507-9320
Property Address	140 L & M Trace Shelby, AL 35143	Date of Sale	October 28, 2016
		Total Purchase Price	\$211,000.00
		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)

<input type="checkbox"/> Bill of Sale	<input type="checkbox"/> Appraisal
<input checked="" type="checkbox"/> Sales Contract	<input type="checkbox"/> Other
<input type="checkbox"/> 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 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 October 26, 2016

Print Hassell Brady Marlin

☐ Unattested

Sign Hassell Brady Marlin  
(Grantor/Grantee/Owner/Agent) circle one

(verified by)