

This instrument was prepared by:
D. Barron Lakeman LLC
318 N College St
Suite E
Auburn, AL 36830

Send Tax Notice To:
Fred W. Henry
Bethany H. Henry
7717 Highway 55
Wilsonville, AL 35186

JOINT SURVIVORSHIP DEED

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of FIVE HUNDRED FORTY- EIGHT THOUSAND AND NO DOLLARS (\$548,000.00), and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **MARTINE WILLIAMS an unmarried woman**, (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEES, **FRED W. HENRY AND BETHANY H. HENRY** (hereinafter referred to as GRANTEES), for and during their joint lives and upon the death of either, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described Real Estate, lying and being in the County of Shelby, State of Alabama, to-wit:

Parcel I: Lot 2, Morse Estates Subdivision, as recorded in the Office of the Judge of Probate, Shelby County, Alabama in Map Book 16, Page 51.

Parcel II: A parcel of acreage lying in the Northwest ¼ of in the Northwest ¼ of Section 4, and the Northeast ¼ of the Northeast ¼ of Section 5, both in Township 20 South, Range 1 East, Shelby County, Alabama and being more particularly described as follows:

Beginning at the Southeast corner of Lot 2, Morse Estates Subdivision, as recorded in the Office of the Judge of Probate of Shelby County, Alabama in Map Book 16, Page 51, and being marked by an existing old rebar being on the Northwest right of way line of Shelby County Highway No. 55, run in a Westerly direction along the South line of said Lot 2, for a distance of 1,005.58 feet to the Southwest corner of said Lot 2; thence turn an angle to the left of 90 degrees and run in a Southerly direction for a distance of 235.00 feet to an existing iron rebar; thence turn a measured angle to the left of 75 degrees 47 minutes 25 seconds and run in a Southeasterly direction a distance of 453.43 feet to an existing iron rebar; thence turn an angle to the left of 18 degrees 40 minutes 33 seconds and run in a Northeasterly direction for a distance of 146.72 feet to an existing crimp iron pin; thence turn a measured angle to the right of 2 degrees 03 minutes 59 seconds and run in an Easterly direction for a measured distance of 169.19 to an existing crimp iron pin; thence turn an angle to the right of 1 degrees 25 minutes 11 seconds and run in an Easterly direction for a distance of 123.66 feet to an existing crimp iron pin being on the West right of way line of Shelby County Highway No. 55; thence turn an angle to the left and run in a Northeasterly direction along said West right of way line of Shelby County Highway No. 55 for a distance of 349.60 feet, more or less, to the point of beginning.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines, rights of way and mortgages, if any, of record.

\$405,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

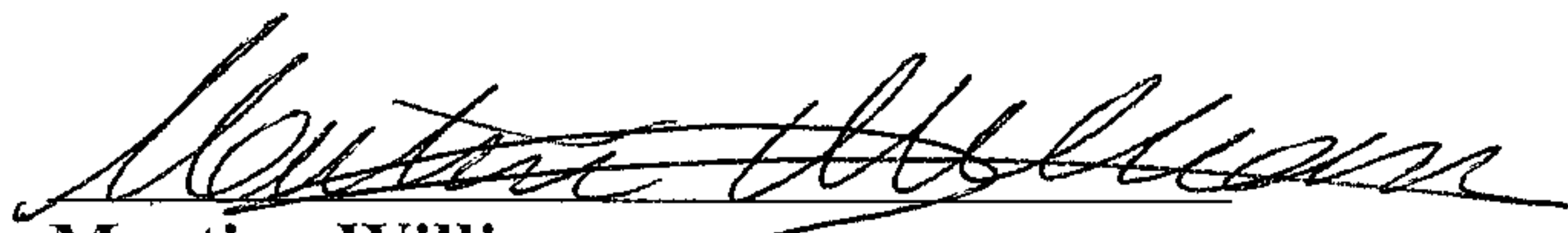
Martine Williams is the surviving Grantee of that Warranty Deed dated 10/23/2002 and recorded in Official Records in Inst. No. 20021025000528540 on 10/25/2002 in the Office of the Judge of

Probate of Shelby County, the other Grantee, James Williams, having died on or about the 11th day of November 2013

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEES, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the GRANTEES herein shall take as tenants in common, forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEES and with GRANTEES' heirs and assigns, that GRANTOR is lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTORS' heirs, executors and administrators shall, warrant and defend the same to said GRANTEES, and GRANTEES' heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, said GRANTORS have hereunto set their hands and seals, this the 9th day of November, 2016.

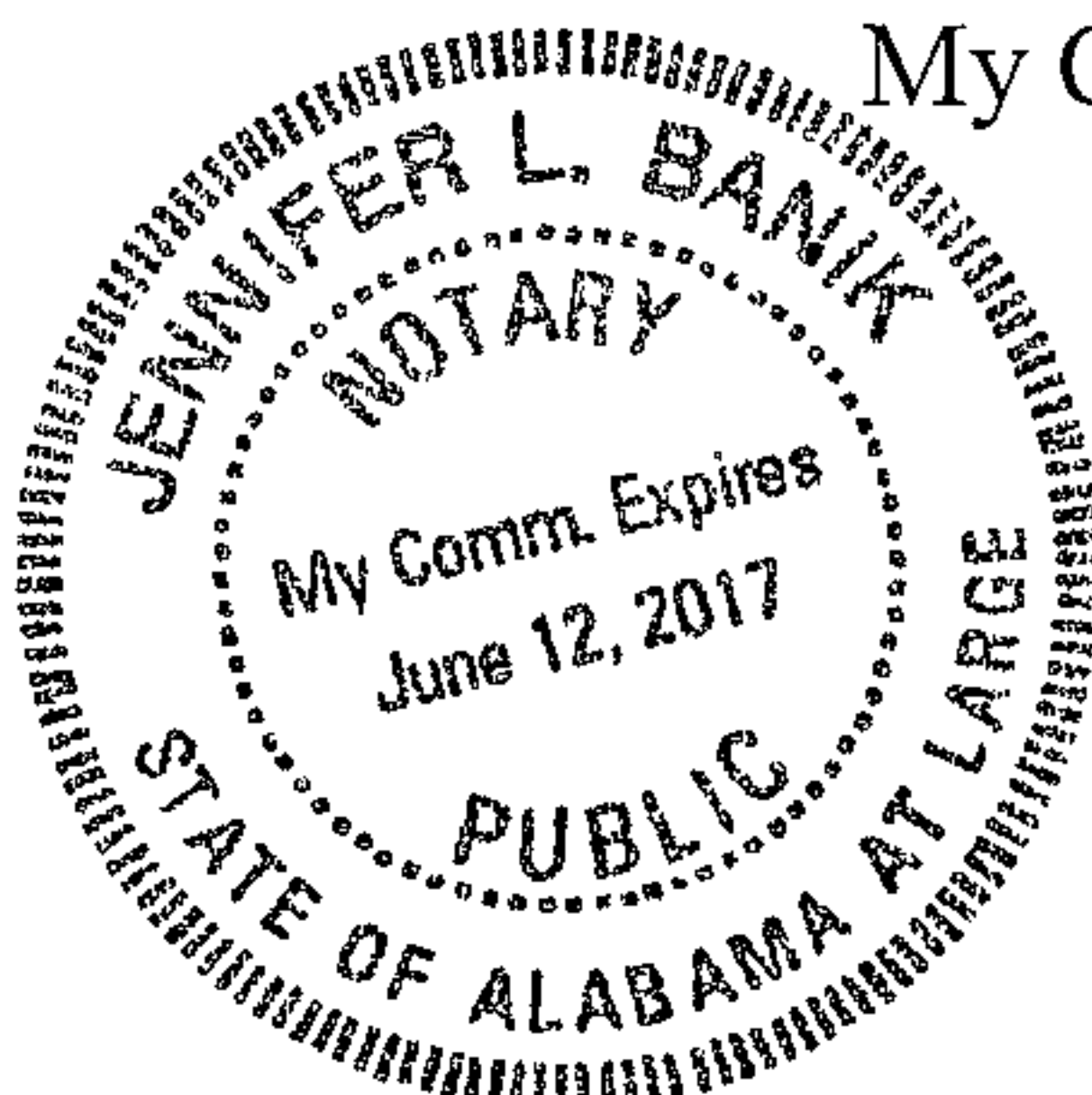

Martine Williams

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Martine Williams, an unmarried woman**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 9th day of November, 2016.


NOTARY PUBLIC
My Commission Expires: _____



Real Estate Sales Validation Form

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

Grantor's Name Martine Williams
Mailing Address _____

Grantee's Name Fred Henry
Mailing Address Bethany Henry

Property Address 7717 Hwy 55
Wilsonville
AL 35186

Date of Sale 11/9/16
Total Purchase Price \$ 548,000

or
Actual Value \$ _____

or
Assessor's Market Value \$ _____

20161128000431860 11/28/2016 08:03:57 AM DEEDS 3/3

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 Mortgage

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 11/23/16

Print Cara Croel

Unattested _____

Sign Cara Croel

(Grantor/Grantee/Owner/Agent) circle one

Form RT-1



Filed and Recorded
Official Public Records
Judge James W. Fuhrmeister, Probate Judge,
County Clerk
Shelby County, AL
11/28/2016 08:03:57 AM
\$164.00 CHERRY
20161128000431860

(verified by)

[Signature]