

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. Christopher Battles
3150 Highway 52 West
Pelham, AL 35124

Send tax notice to:
Melanie Epperson and
Joel Epperson, III
5248 S. Shades Crest Rd
Bessemer, AL 35022

STATE OF ALABAMA **20161128000432100**
 11/28/2016 08:29:29 AM
COUNTY OF SHELBY **DEEDS 1/3**

Know All Men by These Presents: That in consideration of **Two Hundred Seventy-Five Thousand and no/100 Dollars (\$275,000.00)**, to the undersigned Grantors, in hand paid by the Grantees herein, the receipt where is acknowledged, we, **GARY STEVEN HOGUE and TAMMY GREEN HOGUE, husband and wife** (herein referred to as Grantors) grant, bargain, sell and convey unto **MELANIE EPPERSON and JOEL EPPERSON, III** (herein referred to as Grantees), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THE PURCHASE OF THE HEREIN DESCRIBED REAL PROPERTY IS BEING FINANCED IN WHOLE OR IN PART BY PROCEEDS OF A PURCHASE MONEY MORTGAGE BEING EXECUTED SIMULTANEOUSLY HEREWITH.

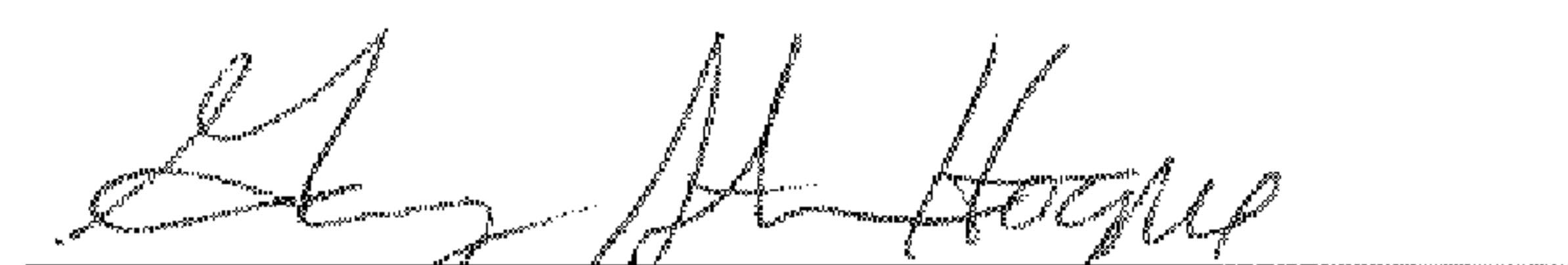
Subject to mineral and mining rights if not owned by Grantors. Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

\$275,000.00 of the purchase price herein above has been paid by a purchase money mortgage loan closed simultaneously herewith.

To Have and to Hold to the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy 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.

And we do, for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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 persons.

In Witness Whereof, we have hereunto set our hands and seals this 17th day of November, 2016.


GARY STEVEN HOGUE


TAMMY GREEN HOGUE

STATE OF ALABAMA

COUNTY OF SHELBY

I, B. CHRISTOPHER BATTLES, a Notary Public in and for said County, in said State, hereby certify that **GARY STEVEN HOGUE and TAMMY GREEN HOGUE**, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of November, 2016.

B. CHRISTOPHER BATTLES
Notary Public, State of Alabama
Alabama State At Large
My Commission Expires
February 22, 2017

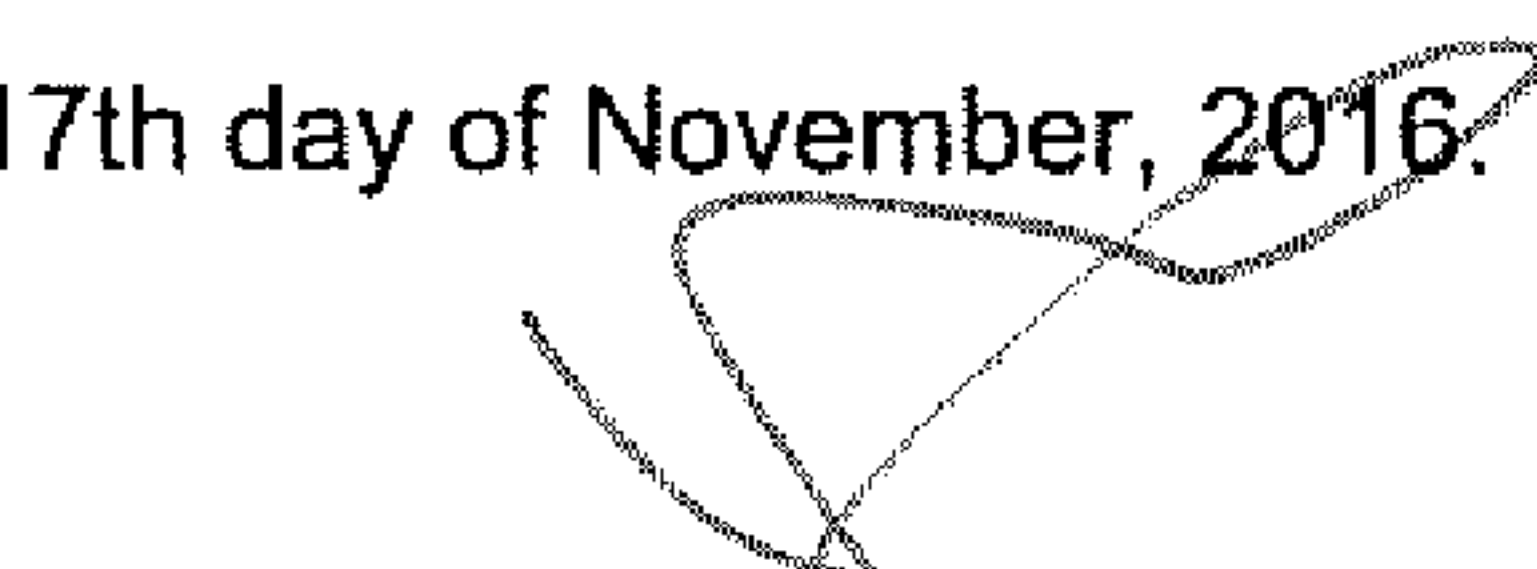

Notary Public
My Commission Expires: 02/22/2017

EXHIBIT "A"

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Part of the SE 1/4 of the SW 1/4 of Section 28, Township 20 South, Range 4 West, more particularly described as follows: Commence at the Southwest corner of Section 28, Township 20 South, Range 4 West; thence East along the South line of said section for a distance of 2679.0 feet to the Southeast corner of the SE 1/4 of SW 1/4 of Section 28, Township 20 South, Range 4 West; thence 91° 02-1/2' left and along the East line of the SE 1/4 of SW 1/4 for a distance of 1008.55 feet; thence 131 deg. 44 min. left 170.28 feet; thence 1 deg. 40 min. right 300.0 feet; thence 89 deg. 23-1/2' right 30.0 feet to the point of beginning; thence continue in same direction a distance of 800 feet; thence turn left an angle of 90 deg. 37' for a distance or 174.95 feet; thence turn left 89 deg. 23' for a distance of 800 feet; thence turn left an angle of 90 deg. 37' for a distance of- 175 feet the point of beginning. Said property being located in Shelby County, Alabama.

PARCEL NUMBER: 12-8-28-0-000-018.000

Real Estate Sales Validation Form

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

Grantor's Name Gary Steven Hogue
Mailing Address Tammy Green Hogue
300 River Valley Terrace
Helena, AL 35080

Grantee's Name Melanie Epperson
Mailing Address Joel Epperson, III
5248 S. Shades Crest Rd
Bessemer, AL 35022

Property Address 5248 S. Shades Crest Rd
Bessemer, AL 35022

Date of Sale 11/17/2016
Total Purchase Price \$ 275,000.00

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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
☒ 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 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

Print B. CHRISTOPHER BATTLES

Unattested
(verified by)

Sign
(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 08:29:29 AM
\$22.00 CHERRY
20161128000432100

A handwritten signature in black ink, appearing to read "James W. Fuhrmeister", is written over the official text of the county clerk.