

This Instrument was Prepared by:

Send Tax Notice To: Barry A. Heine
Shirley Johnson Cate

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

20161202000441820 1/3 \$270.00
Shelby Cnty Judge of Probate, AL
12/02/2016 03:08:58 PM FILED/CERT

1477 Cleze Ferry Rd
Harpersville, AL 35078

File No.: S-15-22280

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 Forty Nine Thousand Dollars and No Cents (\$249,000.00)**, 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, **Diane K. Russell**, a single woman and **Lee Knight**, a married man, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Barry A. Heine and Shirley Johnson Cate**, (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 taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the Grantors herein or their spouses.

Grantors herein are all the heir at law of John Knight, who is deceased, having died on or about 17 Sep 2007.

\$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 30th day of November, 2016.

Diane K Russell
Diane K Russell

Lee Knight
Lee Knight

Shelby County, AL 12/02/2016
State of Alabama
Deed Tax: \$249.00

State of Alabama

County of Shelby

I, Mike T. Atchison, a Notary Public in and for the said County in said State, hereby certify that, Diane K. Russell & Lee Knight, 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 30th day of November, 2016.

Michael T. Atchison
Notary Public, State of Alabama

My Commission Expires: 9-22-20

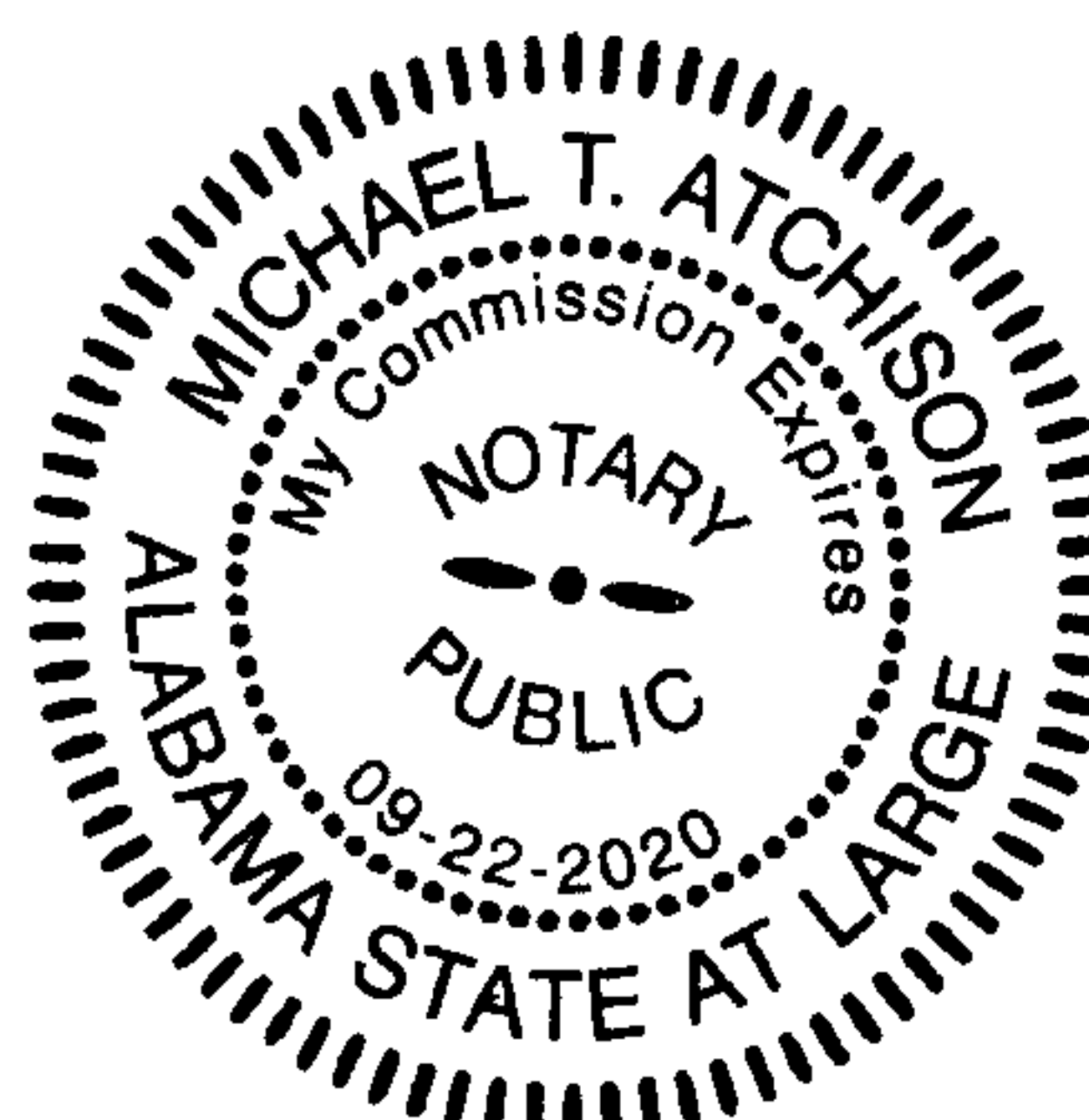


EXHIBIT "A"
LEGAL DESCRIPTION

Commence at the NW corner of the SW 1/4 of NW 1/4 of Section 12, Township 24 North, Range 15 East and run thence South along the West line of said 1/4-1/4 Section 428.6 feet to the North line of a 30 foot reserved roadway; thence continue South along the West line of said 1/4-1/4 Section 30 feet to the South line of said 30 foot reserved roadway; thence turn an angle of 90 degrees 05 minutes to the left and run along the South line of said roadway 313.6 feet to the point of beginning of the parcel herein described; thence continue along said same course and along the South line of said roadway a distance of 156.8 feet; thence run South, parallel with the West line of said 1/4-1/4 Section a distance of 318.6 feet, more or less, to a point on the South line of property described in deed to C. E. Thompson recorded in Deed Book 234, at Page 563, Office of Judge of Probate of Shelby, County, Alabama; thence run West along said South line of said property described in Deed Book 234, at Page 563, in said Probate Office a distance of 156.8 feet to the Southeast corner of a parcel conveyed to Daisy Thompson Smith; thence run North, parallel with the West line of said 1/4-1/4 Section, and along the East line of said Daisy Thompson Smith property, a distance of 318.6 feet, more or less, to the point of beginning.

ALSO, begin at the NE corner of the above described parcel and run East along an extension of the North line of the above described parcel and along the South line of the said 30 foot reserved road, a distance of 25 feet, more or less, to the intersection thereof with a certain contour line being that certain datum plane of 397 feet above mean sea level as established by the United States Coast and Geodetic Survey as adjusted in January, 1955; thence run in a Southerly direction along said 397 foot contour line to the intersection thereof with an extension of the South line of the above described parcel; thence run Westerly along the South line of said extension of the above described parcel to the SE corner of the above described parcel; thence run North along east line of above described parcel 318.6 feet, more or less, to the point of beginning.

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	Diane K Russell Lee Knight	Grantee's Name	Barry A. Heine Shirley Johnson Cate
Mailing Address	<u>104 Morning Dove Way</u> <u>Vincent AL 35178</u>	Mailing Address	<u>1477 Glaze Ferry Rd</u> <u>Hopewell, AL 35078</u>
Property Address	500 Highway 408 Shelby, AL 35143	Date of Sale	November 30, 2016
		Total Purchase Price	\$249,000.00
		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
☒ Sales Contract
☐ Closing Statement

☐ Appraisal
☐ Other


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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 November 28, 2016

Print Diane K Russell

Unattested

Sign

Diane K Russell
(Grantor/Grantee/Owner/Agent) circle one

(verified by)