

This instrument was prepared without benefit of title evidence by:
William R. Justice, P.O. Box 587 Columbiana, Alabama 35051

**WARRANTY DEED, JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP**

STATE OF ALABAMA

SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 DOLLARS (\$1.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, the undersigned Jeffery L. Wallis (herein referred to as GRANTOR) does grant, bargain, sell and convey unto Jacob L. Wallis and Kara L. Wallis (herein referred to as GRANTEES) 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 Shelby County, Alabama to-wit:

See attached Exhibit A for legal description

Subject to covenants, conditions, restrictions, reservations, easements, rights of way
and encumbrances of record

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 GRANTOR does for GRANTOR and for GRANTOR'S heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that GRANTOR is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and GRANTOR'S 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, GRANTOR has hereunto set GRANTOR'S hand and seal, this
15th day of December, 2016.

Jeffery L. Wallis
Jeffery L. Wallis



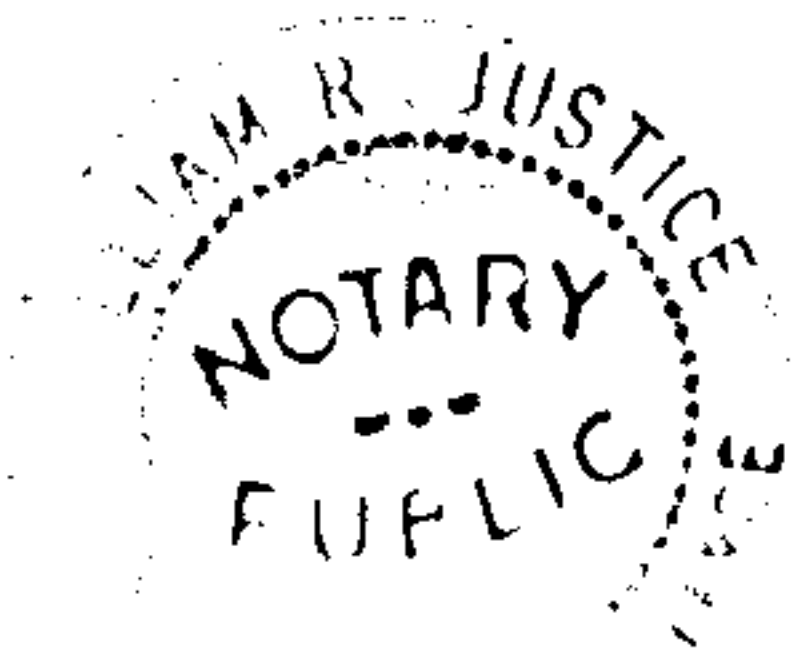
20161215000458060 2/4 \$39.00
Shelby Cnty Judge of Probate, AL
12-15/2016 02:13 24 PM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

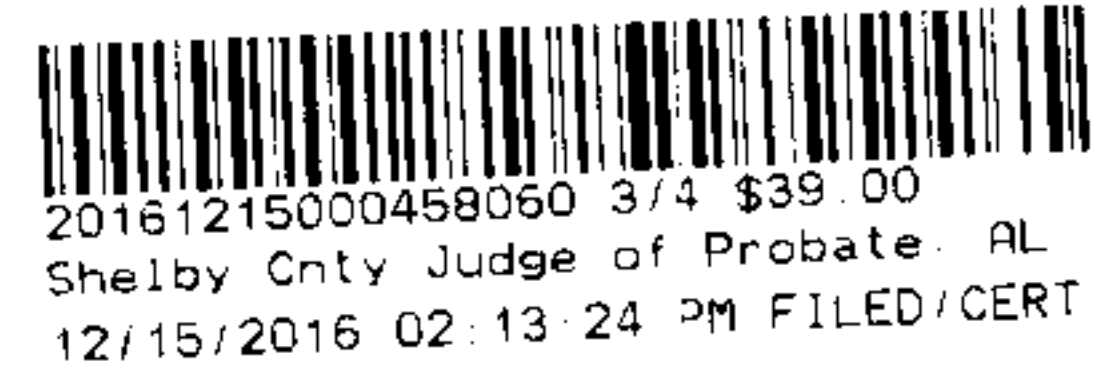
I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffery L. Wallis, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of December, 2016.



William R. Justice
Notary Public

EXHIBIT A



A tract of and located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, in Shelby County, Alabama, being more particularly described as followed: Commence at the Northwest Corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 27, Township 19 South, Range 2 East, Shelby County, Alabama, and proceed South $00^{\circ}02'30''$ East along the West boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 716.98 feet to a $\frac{1}{2}$ " rebar on the North right-of-way boundary of Shelby County Highway No. 62, (R/W 80'), being a point of curvature of a curve to the right having a radius of 7720.10 feet and a delta angle of $3^{\circ}25'13''$; thence turn a deflection angle to the left of $102^{\circ}15'59''$ to the chord of said curve; thence run along the arc of said curve and said right-of-way line a distance of 460.86 feet to the end of said curve being a $\frac{3}{4}$ " capped rebar and the POINT OF BEGINNING of herein described tract of land: thence from said POINT OF BEGINNING proceed along a curve to the right having a radius of 7720.10 feet and a delta angle of $2^{\circ}15'26''$; thence run along the arc of said curve and said right-of-way line a distance of 304.13 feet to the end of said curve being a $\frac{3}{4}$ " capped rebar; thence leaving said right-of-way proceed North $00^{\circ}02'30''$ East a distance of 430.19 feet to a $\frac{3}{4}$ " capped rebar; thence proceed North $89^{\circ}57'31''$ West a distance of 300.00 feet to a $\frac{3}{4}$ " capped rebar; thence proceed South $00^{\circ}02'30''$ West a distance of 480.00 feet, back to the POINT OF BEGINNING, containing 3.13 acres, more or less, in Shelby County, Alabama.

J. L. W

Real Estate Sales Validation Form

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

Grantor's Name Jeffery L. Wallis
Mailing Address 373 Hwy 62
Harpersville, AL 35078

Grantee's Name Jacob L. & Kara L. Wallis
Mailing Address 409 Hwy 62
Harpersville, AL 35078

Property Address Hwy 62 Harpersville

Date of Sale 12-15-16
Total Purchase Price \$ _____
or
Actual Value \$ _____
or
Assessor's Market Value \$ 14,585.80

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


20161215000458060 4/4 \$39.00
Shelby Cnty Judge of Probate, AL
12/15/2016 02:13:24 PM FILED/CERT

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 12-15-16

Print Jeffery L. Wallis

☐ Unattested

(verified by)

Sign

Jeffery L. Wallis

Grantor/Grantee/Owner/Agent circle one

Form RT-1