

This Instrument was Prepared by:

Send Tax Notice To: Leo Waldrop

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

20161221000465450 1/3 \$22.00
Shelby Cnty Judge of Probate, AL
12/21/2016 09:30:16 AM FILED/CERT

Margaret Waldrop
P.O. Box 443
Columbiana, AL 35051

File No.: S-16-23404

**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 **One Hundred Thirty Nine Thousand Nine Hundred Dollars and No Cents (\$139,900.00)**, 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, **Donald Rollins and Betty Rollins**, Husband and wife (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Leo Waldrop and Margaret Waldrop**, (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.

\$139,900.00 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 19th day of December, 2016.

Donald R. Rollins
Donald Rollins

Betty Rollins
Betty Rollins

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 Donald Rollins and Betty Rollins, 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 19th day of December, 2016.

Mike T. Atchison
Notary Public, State of Alabama
Mike T. Atchison
My Commission Expires: September 22, 2020

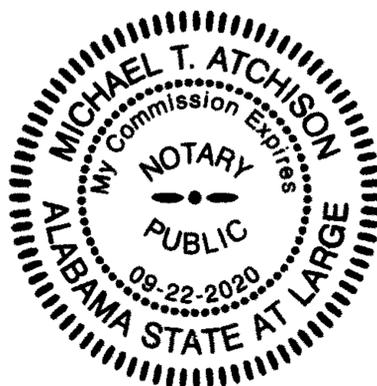


EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land in the Southeast 1/4 of Southwest 1/4 of Section 24, Township 21 South, Range 1 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 21 South, Range 1 West; thence run westerly along the North line thereof 1016.40 feet; thence 90 degrees left run southerly 266.49 feet to the point of beginning; thence continue along the last described course 129.19 feet; thence 90 degrees 31 minutes 14 seconds right run westerly 149.96 feet to the easterly right of way of Sterrett Street; thence 89 degrees 29 minutes 51 seconds right run northerly along said right of way 130.18 feet; thence 90 degrees 53 minutes 02 seconds right run easterly 149.93 feet to the point of beginning; being 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 Donald Rollins
Betty Rollins
Mailing Address _____
937 Maple Trane
Odenville Ala 35120
Property Address 307 Sterrett Street
Columbiana, AL 35051

Grantee's Name Leo Waldrop
Margaret Waldrop
Mailing Address _____
P.O. Box 443
Columbiana, AL 35051
Date of Sale December 19, 2016
Total Purchase Price \$139,900.00
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 December 15, 2016

Print Donald Rollins

Unattested

Sign

Donald R. Rollins

(verified by)

(Grantor/Grantee/Owner/Agent) circle one