

This Instrument was Prepared by:

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

File No.: S-16-23399

Send Tax Notice To: Mark Hall

Krystal Michele Hall

PO Box 22
Vincent AL 35178

**WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

State of Alabama

} Know All Men by These Presents:

County of Shelby



20170110000007350 1/3 \$131.00
Shelby Cnty Judge of Probate, AL
01/10/2017 09:34:14 AM FILED/CERT

That in consideration of the sum of **One Hundred Ten Thousand Dollars and No Cents (\$110,000.00)**, 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, **Emory R. Florey**, a married man (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Mark Hall and Krystal Michele Hall**, (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

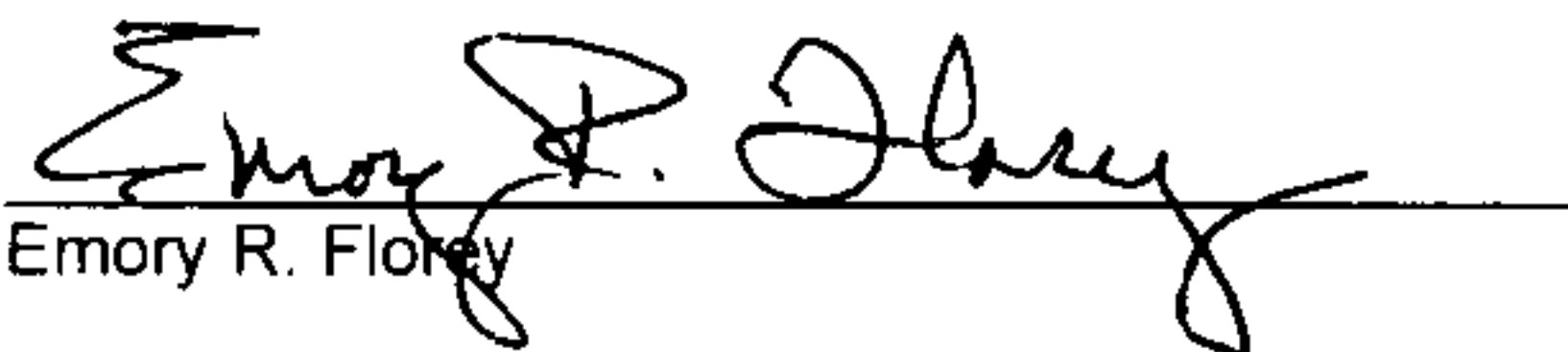
Property may be subject to taxes for 2017 and subsequent years, all covenants, restrictions, conditions, easements, liens, set back lines, and other rights of whatever nature, recorded, and/or unrecorded. No part of the homestead of the grantor or his spouse.

\$137,000.00 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 3rd day of January, 2017.


Emory R. Florey

Shelby County, AL 01/10/2017
State of Alabama
Deed Tax: \$110.00

State of Alabama

County of Shelby

I, , a Notary Public in and for the said County in said State, hereby certify that Emory R. Florey, 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 3rd day of January, 2017.


Notary Public, State of Alabama

My Commission Expires:

9/22/2020

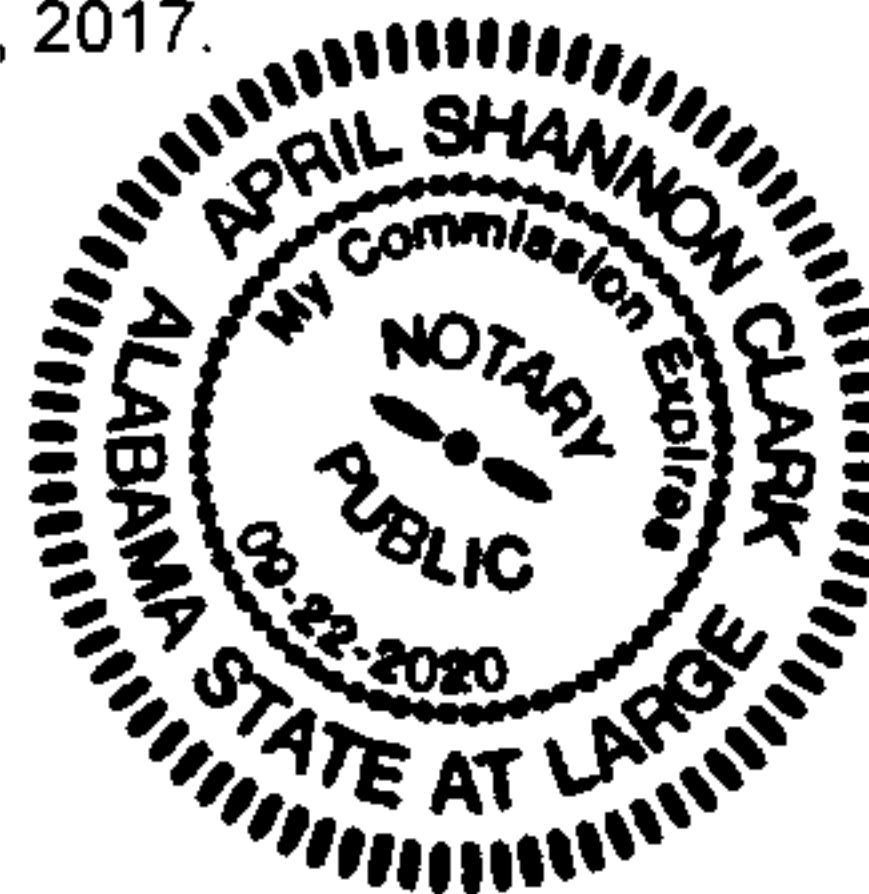



EXHIBIT "A"
LEGAL DESCRIPTION


20170110000007350 2/3 \$131.00
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PARCEL I:

From the accepted SE corner of the SE 1/4-NW 1/4 of Section 14, Township 19 South Range 2 East, being the point of beginning of herein described parcel of land, run thence North along the East boundary of said SE 1/4-NW 1/4 a distance of 1390.26 feet; thence turn 90 degrees left and run 997.88 feet; thence turn 124 degrees 48 minutes 4 seconds left and run 683.15 feet; thence turn 90 degrees right and run 63.00 feet; thence turn 89 degrees 56 minutes 49 seconds left and run 375.59 feet; thence turn 31 degrees 41 minutes 34 seconds right and run 435.96 feet; thence turn 92 degrees 58 minutes 36 seconds right and run 232.02 feet to a point on the easterly boundary of the Central of Georgia Railroad (100 foot R.O.W.); thence turn 124 degrees 42 minutes 46 seconds left and run 60.83 feet along said railroad boundary; thence turn 55 degrees 17 minutes 25 seconds left and run 619.73 feet to the point of beginning of herein described parcel of land. Situated in Shelby County, Alabama

PARCEL II:

From the accepted NE corner of the NE 1/4-NW 1/4 of Section 14, Township 19 South, Range 2 East, run thence South along the East boundary of said NE 1/4-NW 1/4 a distance of 392.96 feet to the point of beginning of herein described parcel of land; thence continue along said course a distance of 845.76 feet; thence turn 90 degrees right and then run 997.88 feet; thence turn 55 degrees 11 minutes 56 seconds right and run 196.34 feet; thence turn 43 degrees 32 minutes 04 seconds right and run 184.72 feet; thence turn 82 degrees 07 minutes 50 seconds right and run 48.50 feet; thence turn 89 degrees 04 minutes 54 seconds left and run 105 feet; thence turn 90 degrees 55 minutes 06 seconds left and run 419.76 feet to a point on the East boundary of Highland Ave. (30' R.O.W.) thence turn 90 degrees 55 minutes 06 seconds right and run 143.02 feet along said Ave. boundary to a point on the South boundary of Henry Street (25' R.O.W.); thence turn 87 degrees 53 minutes 02 seconds right and run 419.99 feet along said street boundary; thence turn 87 degrees 53 minutes 02 seconds left and run 135.20 feet; thence turn 87 degrees 53 minutes right and run 360.00 feet; thence turn 88 degrees 02 minutes 35 seconds left and run 105.74 feet; thence turn 88 degrees 06 minutes 37 seconds right and run 412.80 feet; thence turn 89 degrees 52 minutes 30 seconds right and run 206.40 feet; thence turn 89 degrees 52 minutes 30 seconds left and run 206.40 feet; thence turn 90 degrees 07 minutes 30 seconds left and run 206.40 feet; thence turn 90 degrees 07 minutes 30 seconds right and run 39.03 feet to the point of beginning of the herein described parcel of land.

Real Estate Sales Validation Form

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


Grantor's Name Emory R. Florey
PO BOX 387
Mailing Address Harpersville AL
35078
Property Address 110 E Highland
Vincent, AL

Grantee's Name Mark Hall
Krystal Michele Hall
Mailing Address PO Box 22
Vincent AL 35178
Date of Sale January 03, 2017
Total Purchase Price \$110,000.00
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 January 03, 2017

Print Emory R. Florey

Sign Emory R. Florey
(Grantor/Grantee/Owner/Agent) circle one

Unattested

(verified by)