

This Instrument was Prepared by:

Send Tax Notice To: Gary Henson
Jacqueline Henson

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

File No.: S-16-23288

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 **Five Thousand Dollars and No Cents (\$5,000.00)**, 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, **Patricia P. Henson**, a single woman (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto **Gary Henson and Jacqueline Henson**, (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 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 herein.

\$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 4th day of

January, 2017.

Patricia P. Henson

Patricia P. Henson



20170120000026110 1/3 \$29.00
Shelby Cnty Judge of Probate, AL
01/20/2017 03:38:56 PM FILED/CERT

Shelby County, AL 01/20/2017
State of Alabama
Deed Tax: \$8.00

State of Alabama

County of Shelby

I, Joy Rene Marler, a Notary Public in and for the said County in said State, hereby certify that Patricia P. Henson, 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 4th day of January, 2017.

Joy Rene Marler
Notary Public, State of Alabama

My Commission Expires:



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the NW 1/4 of the NW 1/4 of Section 21, Township 19 South, Range 2 East, Shelby County, Alabama; thence North 03 degrees 29 minutes 13 seconds East along the East line of said 1/4-1/4 a distance of 74.57 feet to the Point of Beginning of the described parcel; thence continue along said 1/4-1/4 line, North 03 degrees 29 minutes 13 seconds East a distance of 319.58 feet; thence continue along said 1/4-1/4 line, North 03 degrees 26 minutes 48 seconds East a distance of 35.04 feet; thence leaving said 1/4-1/4 line; South 62 degrees 38 minutes 24 seconds West a distance of 197.98 feet to a point on the East right of way line of Cotton Circle (60' R.O.W.); thence along said right of way, South 03 degrees 29 minutes 13 seconds West a distance of 253.10 feet; thence leaving said right of way South 86 degrees 30 minutes 47 seconds East a distance of 170.00 feet to the Point of Beginning.

Situated in Shelby County, Alabama.


20170120000026110 2/3 \$29.00
Shelby Cnty Judge of Probate. AL
01/20/2017 03:38:56 PM FILED/CERT

Real Estate Sales Validation Form

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

Grantor's Name Patricia Henson
Mailing Address Vincent, AL
225 Whispering Pine Rd

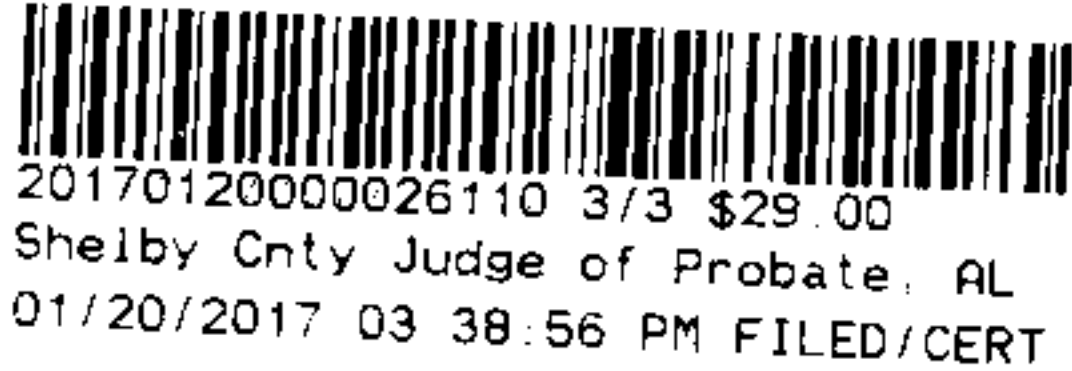
Grantee's Name Gary Henson
Mailing Address 395 39 Hwy 25
Harpersville 35078

Property Address Undeveloped

Date of Sale 1/4/17
Total Purchase Price \$

or
Actual Value \$

or
Assessor's Market Value \$15,120 ^{1/2 - two deeds}
_{being recording on 1 property.}



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 1/20/17

Unattested

(verified by)

Print Jacqueline Henson

Sign Jacqueline Henson
(Grantor/Grantee/Owner/Agent) circle one